

Chapter 10-40: Specific to Zones

Content:

Division 10-40.10: Purpose	40.10-1
10-40.10.010 Purpose	40.10-1
Division 10-40.20: Establishment of Zones	40.20-1
10-40.20.010 Establishment of Zones	40.20-1
10-40.20.020 Zones	40.20-1
10-40.20.030 Map of Zones	40.20-3
Division 10-40.30: Non-Transect Zones	40.30-1
10-40.30.010 Purpose	40.30-1
10-40.30.020 Applicability	40.30-1
10-40.30.030 Residential Zones	40.30-3
10-40.30.040 Commercial Zones	40.30-13
10-40.30.050 Industrial Zones	40.30-21
10-40.30.060 Public and Open Space Zones	40.30-27
10-40.30.070 Sustainability Features of All Non-Transect Zones	40.30-31
Division 10-40.40 Transect Zones	40.40-1
10-40.40.010 Purpose	40.40-1
10-40.40.020 Applicability	40.40-2
10-40.40.030 T1 Natural (T1) Standards	40.40-3
10-40.40.040 T2 Rural (T2) Standards	40.40-7
10-40.40.050 T3 Neighborhood 1 (T3N.1) Standards	40.40-13
10-40.40.060 T3 Neighborhood 2 (T3N.2) Standards	40.40-19
10-40.40.070 T4 Neighborhood 1 (T4N.1) Standards	40.40-25
10-40.40.080 T4 Neighborhood 2 (T4N.2) Standards	40.40-31
10-40.40.090 T5 Main Street (T5) Standards	40.40-37
10-40.40.100 T6 Downtown (T6) Standards	40.40-43
10-40.40.110 Traditional Neighborhood District (TND) Standards	40.40-49

Division 10-40.50: Overlay Zones	40.50-1
10-40.50.010 Purpose	40.50-1
10-40.50.020 Applicability	40.50-1
10-40.50.030 Overlay Zones	40.50-2
10-40.50.040 AO Zone Additional Requirements	40.50-5
Division 10-40.60: Specific to Uses	40.60.1
10-40.60.010 Purpose and Applicability	40.60-2
10-40.60.020 Accessory Buildings and Structures	40.60-3
10-40.60.030 Accessory Dwelling Units (ADUs)	40.60-11
10-40.60.040 Accessory Wind Energy Systems	40.60-15
10-40.60.050 Adult Entertainment	40.60-21
10-40.60.060 Airport/Landing Strips, Heliport, or Helistops	40.60-24
10-40.60.070 Animal Keeping	40.60-25
10-40.60.080 Automobile, Go-kart, and Miniature Automobile Racing	40.60-25
10-40.60.090 Automobile Service Station and Convenience Store	40.60-25
10-40.60.100 Automobile/Vehicle Repair Garage - Major/Minor	40.60-26
10-40.60.110 Bed and Breakfasts	40.60-26
10-40.60.120 Co-housing	40.60-26
10-40.60.130 Commercial Campground and Recreational Vehicle Park	40.60-27
10-40.60.140 Community Garden	40.60-29
10-40.60.150 Day Care Home and Center	40.60-30
10-40.60.160 Drive-through Retail	40.60-31
10-40.60.170 Dwelling, Cluster	40.60-32
10-40.60.180 Home Occupations	40.60-34
10-40.60.190 Homeless Shelter	40.60-36
10-40.60.200 Live/Work	40.60-37
10-40.60.210 Manufactured Home	40.60-40
10-40.60.220 Medical Marijuana Uses	40.60.43
10-40.60.230 Meeting Facilities, Public and Private	40.60-46
10-40.60.240 Micro-Brewery or Micro-Distillery	40.60-48
10-40.60.250 Mini-Storage Warehousing	40.60-48
10-40.60.260 Mixed Use	40.60-48

10-40.60.270	Outdoor Commercial Recreation Structures	40.60-53
10-40.60.280	Planned Residential Development	40.60-53
10-40.60.290	Quarrying Operations	40.60-55
10-40.60.300	Research and Development Uses	40.60-60
10-40.60.310	Telecommunication Facilities	40.60-61
10-40.60.320	Warehousing	40.60-75

This page intentionally left blank

Division 10-40.10: Purpose

Sections:

10-40.10.010 Purpose

10-40.10.010 Purpose

This Chapter establishes the zones applied to property within the City and adopts the City's Zoning Map. This Chapter also indicates which land uses are permitted by right or as conditional uses subject to a Conditional Use Permit (Refer to Section 10-20.40.050 (Conditional Use Permits)).

This page intentionally left blank

Division 10-40.20: Establishment and Designation of Zones

Sections:

10-40.20.010	Establishment of Zones
10-40.20.020	Zones
10-40.20.030	Map of Zones

10-40.20.010 Establishment of Zones

The incorporated areas of the City of Flagstaff, Arizona, are divided into walkable urban transect zones and drivable suburban non-transect zones (Refer to Preamble P.040 (Classifications of Different Types of Places in Flagstaff)). Overlay zones provide standards that apply both to transect zones and non-transect zones. The zones implement the General Plan by providing a mix of intensity of development and a mix of uses that are compatible with the character of the City's many neighborhoods, districts and corridors.

10-40.20.020 Zones

The City of Flagstaff is divided into three categories of zones:

A. Non-Transect Zones

The non-transect zones are described in Division 10-40.30 (Non-Transect Zones). The non-transect zones are primarily the zones that are more autodependent, such as single-family subdivisions, other suburban residential areas, auto-dependent commercial and retail areas, and industrial areas.

B. Transect Zones

The transect zones are described in Division 10-40.40 (Transect Zones). They range in function and density from the Coconino National Forest, the most natural area of the City, to downtown, the most urban part of the City. Transect zones are only applied through a Form-based Code (Refer to Preamble P.050 (Form-Based Codes)). Transect zones do not apply throughout the City in the non-transect zones (the driveable suburban zones), however the Traditional Neighborhood Community Plans Division establishes the process by which transect zones can be applied to other parts of the City.

C. Overlay Zones

The overlay zones are described in Division 10-40.50 (Overlay Zones). The overlay zones contain standards that apply in addition to the standards found in the underlying base zone.

Table 10-40.20.020.A: Zones	
Zone Symbol	Name of Zone
Non-Transect Zones	
Residential Zones	
RR	Rural Residential
ER	Estate Residential
RI	Single-family Residential
RIN	Single-family Residential Neighborhood
MR	Medium Density Residential
HR	High Density Residential
MH	Manufactured Housing
Commercial Zones	
SC	Suburban Commercial
CC	Community Commercial
HC	Highway Commercial
CS	Community Service
CB	Central Business
Industrial Zones	
RD	Research and Development
LI	Light Industrial
LI-O	Light Industrial Open
HI	Heavy Industrial
HI-O	Heavy Industrial Open
Resource and Open Space Zones	
PF	Public Facility
PLF	Public Lands Forest
POS	Public Open Space

Table 10-40.20.020.A: Zones (Continued)	
Zone Symbol	Name of Zone
Transect Zones	
T1	T1 Natural
T2	T2 Rural
T3N.1	T3 Neighborhood 1
T3N.2	T3 Neighborhood 2
T4N.1	T4 Neighborhood 1
T4N.2	T4 Neighborhood 2
T5	T5 Main Street
T6	T6 Downtown
TND	Traditional Neighborhood District
Overlay Zones	
AO	Airport Overlay
DO	Downtown Overlay
LO	Landmark Overlay
TO	Townsite Overlay
RPO	Resource Protection Overlay

(Section 10-40.20.020 amended by Ord. 2016-07, adopted Feb. 16, 2016)

10-40.20.030 Map of Zones

The zones identified shown in Table A (Zones) are mapped on the Zoning Map (Refer to Section 10-10.10.020 (Zoning Map) and links to where they are found are within Chapter 10-90 (Maps).

This page intentionally left blank

Division 10-40.30: Non-Transect Zones

Sections:

10-40.30.010	Purpose
10-40.30.020	Applicability
10-40.30.030	Residential Zones
10-40.30.040	Commercial Zones
10-40.30.050	Industrial Zones
10-40.30.060	Public and Open Space Zones
10-40.30.070	Sustainability Features of All Non-Transect Zones

10-40.30.010 Purpose

This Division provides regulatory standards governing land use and building form within the non-transect zones. These standards are intended to ensure that proposed development is compatible with existing and future development, and produces an environment of desirable character consistent with the General Plan. The General Plan shall guide appropriate densities in the zones.

10-40.30.020 Applicability

- A. The requirements of this Division shall apply to all proposed development within non-transect zones, and shall be considered in combination with the standards in Chapter 10-50 (Supplemental to Zones) and Division 10-40.60 (Specific to Uses). If there is a conflict between any standards, the provisions of this Division control over Chapter 10-50 (Supplemental to Zones), and the provisions of Division 10-40.60 (Specific to Uses) control over this Division and Chapter 10-50 (Supplemental to Zones).
- B. Affordable housing incentives may be applied to zones allowing residential uses in compliance with Division 10-30.20 (Affordable Housing Incentives).
- C. If a proposed use is not listed in a zone in the following Allowed Uses tables as a permitted or conditionally permitted use it, shall not be permitted unless the Director determines that the proposed use, is substantially similar to a use specified as a permitted or conditional use in that zone. The Director's determination shall not permit the establishment of any use that would be inconsistent with the statement of purpose of the zone in question, and no interpretation shall have the effect of amending, abrogating, or waiving any other standard or requirement established in these regulations. Further, the Director's determination shall not have the effect of changing the zoning designation on a parcel of land.

This page intentionally left blank

10-40.30.030 Residential Zones**A. Intent****1. RR**

The Rural Residential (RR) Zone applies to areas of the City appropriate for both housing and limited agricultural uses that preserve the area's rural character. This Zone is predominantly large lot single family development. However, it does allow for cluster and planned residential developments, which provide opportunities for higher densities. The RR Zone applies to those non-urban areas of the City that cannot be economically and efficiently provided with City services associated with urban living. As such, it is designed for the utilization and enjoyment of the City's unique mountain environment with a minimum amount of municipal services and improvements. This Zone is also intended to be used to protect against premature development in areas on the fringe of the urban service area.

2. ER

The Estate Residential (ER) Zone applies to areas of the City appropriate for estate type housing on large lots and limited agricultural uses. This Zone is primarily designed for the utilization and enjoyment of the City's unique mountain environment. The ER Zone is intended to encourage landscaping and buffers that preserve and enhance the rural appearance. Cluster and planned residential developments allowed in this Zone are intended to promote natural resource protection in the more rural parts of the City. Where substantial areas of open space are provided, this Zone allows for a variety of single-family housing types in affordable and planned development options.

3. R1

The Single-family Residential (R1) Zone applies to areas of the City intended for single-family residential development. The affordable and planned residential development options in this Zone are intended to provide design flexibility for residential development and more efficient and effective use of open space, while creating transitional areas into non-residential or higher density residential zones and protecting areas with sensitive environmental characteristics.

4. R1N

The Single-family Residential Neighborhood (R1N) Zone applies to those neighborhoods that are located between the City's (Downtown) Historic District and outlying areas of more recent suburban development. The R1N Zone, therefore, helps to maintain and enhance the historic character, scale, and architectural integrity of the downtown and surrounding area. Single-family residential development is the primary use type, and more than one single-family residence per lot is permitted

Residential Zones

where allowed by the applicable density standard. This Zone is intended to preserve and build upon the existing development patterns inherent to Flagstaff's oldest neighborhoods. New development, renovations, and additions should, therefore, be in character and scale with the existing architectural characteristics of this Zone.

5. **MR**

The Medium Density Residential (MR) Zone applies to areas of the City appropriate for moderate density residential development. This Zone allows a variety of housing types, including affordable and planned residential development that allow for higher densities.

6. **HR**

The High Density Residential (HR) Zone applies to areas of the City appropriate for medium to high density multiple-family residential development. This Zone is intended to provide an environment having maximum living amenities on site while providing affordable housing, residential design flexibility, more efficient use of open space, and better separation of pedestrian and vehicular traffic. This Zone allows affordable and planned residential development that allow for higher densities.

7. **MH**

The Manufactured Housing (MH) Zone is applied to areas of the City appropriate for orderly planned development of manufactured housing parks and subdivisions to accommodate manufactured houses as a primary use. This Zone also accommodates conventionally framed or constructed single-family residences and accessory uses that are related or incidental to the primary use and not detrimental to the residential environment.

B. Allowed Uses								
Land Use ¹	Specific Use Regulations	Residential Zones						
		RR	ER	RI	RIN	MR	HR	MH
Ranching, Forestry & Animal Keeping								
Animal Keeping		See Section 10-40.60.070						
Ranching		--	--	--	--	--	--	--
Recreation, Education & Assembly								
Commercial Campgrounds	10-40.60.130	UP	--	--	--	--	--	--
Golf Courses and Facilities		UP	UP	UP	--	--	--	--
Equestrian Recreational Facilities		UP	UP	UP	--	--	--	--
Libraries, Museums		UP	UP	UP	UP	UP	UP	UP
Meeting Facilities, Public & Private	10-40.60.230							
Regional		--	--	--	--	--	--	--
Neighborhood		P/UP ²	P/UP ²	P/UP ²	P/UP ²	P/UP ²	P/UP ²	P/UP ²
Outdoor Public Uses, General		P	P	P	--	P	P	P
Schools - Public & Charter		P ³	P ³	P ³	P ³	P	P	P ³
Schools - Private		P	P	P	P	P	P	P
Trade Schools		--	--	--	--	--	--	--
Residential								
Accessory Building and Structures	10-40.60.020	P	P	P	P	P	P	P
Accessory Dwelling Units	10-40.60.030	P	P	P	P	P	P	P
Co-housing	10-40.60.120	P	P	P	--	P	P	--
Congregate Care Facilities		UP	UP	UP	UP	P	P	UP
Day Care, Centers	10-40.60.150.B	UP	UP	UP	UP	UP	UP	UP
Day Care, Home	10-40.60.150.A	P	P	P	P	P	P	P
Duplex		P ⁴	P ⁴	P ⁴	P	P	P	--
Dwelling: Cluster	10-40.60.170	P	P	--	--	--	--	--
Dwelling: Multiple-family		P ⁴	P ⁴	P ⁴	--	P	P	--
Dwelling: Single-family		P	P	P	P	P ^{4,5}	P ^{4,5}	P

End Notes

¹ A definition of each listed use type is in Chapter 10-80 (Definitions).

² A Conditional Use Permit is required if liquor is sold or if facilities exceed 250 seats.

³ Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater. Charter schools shall be subject to the review processes established in A.R.S. §15-189.01.

⁴ Permitted as Planned Residential Development (See Section 10-40.60.270 (Planned Residential Development)).

⁵ Existing single-family uses and lots recorded in MR and HR, prior to the effective date of this Zoning Code, are considered legal, conforming uses. ⁵ Existing single-family uses and lots recorded in MR and HR, prior to the effective date of this Zoning Code, are considered legal, conforming uses.

Residential Zones

B. Allowed Uses (continued)								
Land Use ¹	Specific Use Regulations	Residential Zones						
		RR	ER	RI	RIN	MR	HR	MH
Residential (continued)								
Group Home		P	P	P	P	P	P	P
Home Occupation	10-40.60.180	P	P	P	P	P	P	P
Institutional Residential								
Convents or Monasteries		P	P	P	--	P	P	P
Custodial Care Facilities		UP	UP	UP	UP	UP	UP	UP
Homeless Shelters	10-40.60.190							
Emergency Shelters		UP	UP	UP	UP	UP	UP	UP
Short Term Housing		UP	UP	UP	UP	UP	UP	UP
Transitional Housing		UP	UP	UP	UP	UP	UP	UP
Sheltered Care Homes		UP	UP	UP	UP	UP	UP	UP
Nursing Homes		--	UP	UP	UP	UP	UP	UP
Live/Work	10-40.60.200	--	--	--	--	UP ⁴	UP ⁴	--
Manufactured Home	10-40.60.210	--	--	--	--	--	--	P
Manufactured Home Park	10-40.60.210.D	--	--	--	--	--	--	P
Manufactured Home Subdivision	10-40.60.210.C	--	--	--	--	--	--	P
Mobile Home		--	--	--	--	--	--	P
Planned Residential Development	10-40.60.280	P	P	P	P	P	P	--
Rooming and Boarding Facilities		--	UP	--	--	UP	UP	UP
Retail Trade								
Neighborhood Market								
≤ 1,500 sf		--	--	UP	--	--	--	UP
≤ 2,500 sf		--	--	--	--	UP	--	--
≤ 5,000 sf		--	--	--	--	--	UP	--
Offices		--	--	--	--	--	UP	--
End Notes								
¹ A definition of each listed use type is in Chapter 10-80 (Definitions).								
⁴ Permitted as Planned Residential Development (See Section 10-40.60.270 (Planned Residential Development)).								
⁵ Existing single-family uses and lots recorded in MR and HR, prior to the effective date of this Zoning Code, are considered legal, conforming uses. ⁵ Existing single-family uses and lots recorded in MR and HR, prior to the effective date of this Zoning Code, are considered legal, conforming uses.								

B. Allowed Uses (continued)								
Land Use ¹	Specific Use Regulations	Residential Zones						
		RR	ER	RI	RIN	MR	HR	MH
Services								
Bed & Breakfast Establishments	10-40.60.110	P	P	P	P	P	P	P
Cemeteries		UP	UP	UP	--	UP	UP	UP
Hospitals		UP	UP	UP	UP	UP	UP	UP
Public Services								
Public Services Minor		P	P	P	P	P	P	P
Public Services Major		--	--	--	--	--	--	--
Emergency Services		UP	UP	UP	UP	UP	UP	UP
Transportation & Infrastructure								
Accessory Wind Energy Systems	10-40.60.040	P	P	P	--	P	P	P
Urban Agriculture								
Community Garden	10-40.60.140	P	P	P	P	P	P	P
Nurseries		UP	--	--	--	--	--	--

End Notes

¹ A definition of each listed use type is in Chapter 10-80 (Definitions).

Key

P Permitted Use

UP Conditional Use Permit Required

-- Use Not Allowed

Residential Zones

C. Building Form Standards	RR	ER	RI	RIN	MR	HR	MH
Building Placement Requirements							
Setback							
Front (min.)							
2nd Floor and Below	75'	50'	15'	15'	10'	10'	15'
Above 2nd Floor	75'	50'	15'	15'	15'	15'	15'
For Parking	--	--	25' ¹	--	--	--	--
Side (min.)							
Interior Lots	10'	20'min. /45'total	8'	6'	5'	5'	8'
Corner Lots (interior)	10'	20'min. /45'total	8'	6'	5'	5'	12'
Corner Lots (exterior)	25'	20'	20' ²	6'	5'	5'	12'
Rear (min.)	10'	60'	25' ³	15'	15' ⁴	15' ⁴	10'
Building Form Requirements							
Building Height (max.)	35'	35'	35'	35'	35'	60' ⁵	30'
Coverage (max.)	20%	17%	35%	35%	40%	50%	43%
Density Requirements See Division 10-30.20 (Affordable Housing Incentives)							
Density: Gross (units/acre)							
Min.	--	--	2	2	6	10	--
Max. Outside the RPO	1	1	6	14	14	29 ⁶	11
Max. Within the RPO	1	1	5	--	9	22	4
End Notes							
¹ 15' for side entrance garages, where the garage is designed as an integral element of the primary dwelling (i.e. doors and windows are consistent with the overall architectural character).							
² 15' on existing lots with less than 8,000 sf or less than 65' in width.							
³ One or two story residential buildings and decks attached to those buildings may be built to 15' from the rear property line, provided that any portion of the structure located closer than 25' to the rear property line does not exceed 50% of the lot width.							
⁴ May be reduced for zones not subject to the Resource Protection Overlay when a minimum of 350 sf of open yard area per unit is provided, see Subsection 10-40.30.030.H.							
⁵ Building height can be exceeded with approval of a Conditional Use Permit.							
⁶ The maximum number of units for each lot is based on the following:							
Area of Lot		Required Lot Area Per Dwelling Units					
5,000 to 14,000 square feet		2,500 square feet					
14,001 to 24,000 square feet		2,000 square feet					
24,001 square feet and over		1,500 square feet					
Key							
-- Not Applicable							

C. Building Form Standards (continued)	RR	ER	RI	RIN	MR	HR	MH
Lot Requirements							
Area							
Gross (min.)	1 ac ⁷	1 ac	6,000 sf	6,000 sf	6,000 sf	6,000 sf	5 ac
Per Unit (min.)	1 ac ⁷	1 ac	6,000 sf	3,000 sf	Endnote ⁶	Endnote ⁶	4,000 sf
Width							
Interior Lots (min.)	100' ⁸	140' ⁹	60' ^{9,10}	50'	50' ^{9,10}	50' ^{9,11}	--
Corner Lots (min.)	100' ⁸	140' ⁹	65' ^{9,10}	50'	50' ^{9,10}	50' ^{9,11}	--
Depth (min.)	200' ⁸	--	100' ⁹	100'	100' ⁹	75' ^{9,11}	--
Other Requirements							
Open Space (% of Gross Lot Area)	--	--	--	--	-----See Table 10-40.30.030.A-----		
Fences and Screening	-----			See Division10-50.50	-----		
Landscaping	-----			See Division10-50.60	-----		
Lighting	-----			See Division10-50.70	-----		
Parking	-----			See Division10-50.80	-----		
Signs	-----			See Division10-50.100	-----		
End Notes							
⁷ 5 acre minimum where public water supply and public streets are not available to serve the property.							
⁸ Where public water supply and public streets are not available to serve the property a minimum lot width of 200' and lot depth of 250' are required.							
⁹ Within a Planned Residential Development the minimum width and depth of a lot may vary based on the minimum lot standards applicable to the building types selected for application within a Planned Residential Development (See Section 10-40.60.270 (Planned Residential Development)).							
¹⁰ Lot width measured at the setback line.							
¹¹ On lots greater than 9,000 sf: 70' minimum width on interior lots, 75' minimum width on corner lots and 100' minimum depth on all lots.							
¹² Any required common open space as required in Division 10-50.110 (Specific to Building Types) and areas set aside for resource preservation such as floodplains, slopes and forests (Division 10-50.90 (Resource Protection Standards)) may be used to satisfy this standard. In this context, “open space” includes active and passive recreation uses, landscape areas, and community gardens.							
Key							
-- Not Applicable							

Residential Zones**D. Miscellaneous Requirements - All Residential Zones**

1. Building Form Standards may be modified (reduced or exceeded) by the Director with the application of the clustered, affordable, or planned residential development provided that such application is consistent with the General Plan.
2. Land subdivided or developed within each residential zone shall be served by public water and sewer facilities, except for 5 acre lots in the RR Zone unless required by the Subdivision Regulations, City Code Title 11.
3. Temporary uses are permitted in compliance with Section 10-20.40.150 (Temporary Use Permits).
4. The cultivation of vegetable gardens for home use is permitted in all residential zones.

E. Miscellaneous Requirements - RR Zone

1. Five acre parcels shall have frontage on either a public right-of-way or an access easement approved by the City Engineer.
2. One acre parcels shall have frontage on either a public or private street improved with a paved roadway satisfactory to the City Engineer.

F. Miscellaneous Requirements - R1 Zone

1. No more than one single-family dwelling shall be permitted on each lot, plus such accessory uses as are related, incidental, and not detrimental to the residential environment (refer to Subsection 2 for exceptions).
2. Clustered development shall be allowed in planned residential and co-housing developments.
3. Each lot shall have frontage on a dedicated public street.

G. Miscellaneous Requirements - MR and HR Zone

1. Each lot shall have frontage on a dedicated public street.
2. Common open space for other building types not specifically listed in Division 10.50.110 (Specific to Building Types), such as an apartment complex, shall be provided based on the following standards:

Table: 10-40.30.030. A: Common Open Space Requirements

Area	15% of gross lot area ; at least one open space area shall be no less than 400 sq. ft.
Width	15' min.
Depth	15' min.
No private open space is required	

End Notes

¹ Roof decks and courtyards may be included in the open space area calculation, but not driveways or vehicle parking areas.

3. In addition to the 15 percent open space requirement established in Table C (Building Form Standards) above, residential projects over 50 units or more are also required to provide a minimum of five percent civic space (See Section 10-30.60.060.B.1 (Civic or Public Space Requirement)).

H. Open Yard Requirements - MR and HR Zones

As an alternative to the minimum rear setback area provided in Subsection C, at least 350 square feet of open yard area per dwelling unit may be provided. An open yard area may be approved in compliance with the following conditions:

1. Open yard area may be established as a single area (i.e. the area per dwelling unit combined) with a minimum dimension of 15 feet measured perpendicular to the boundary of the yard, or it may be established as separate areas each with a minimum dimension of 15 feet measured perpendicular to the boundary of the yard;
2. The rear setback may be reduced to no less than six feet;
3. The open yard area shall be located behind the front setback line; and
4. The open yard area shall not include any driving or parking surface for use by motor vehicles or trailers.

(Section 10-40.30.030 amended by Ord. 2016-07, adopted Feb. 16, 2016)

This page intentionally left blank

10-40.30.040 Commercial Zones

A. Intent**1. SC**

The Suburban Commercial (SC) Zone applies in areas with suburban character that are appropriate for neighborhood commercial uses. This Zone allows retail and service establishments that supply commodities or perform services meeting the needs of adjacent residential neighborhoods. The SC Zone encourages the orderly development of dispersed commercial areas and diverse housing choices. The standards of this Zone ensure that such commercial zones will be compatible with adjacent, non-commercial development and will minimize the undesirable effects of heavy traffic, type of activity, and site development requirements.

2. CC

The Community Commercial (CC) Zone applies to areas of the City appropriate for dispersed commercial areas designed to serve community-wide needs. Such areas provide a wide variety of goods and services in predominately established, built up areas and must be consistent with the overall development of the City and its environs. The development of residential uses in addition to commercial uses is also encouraged in this Zone to provide diversity in housing choices. The provisions of this Zone are intended to ensure that such commerce will be compatible with adjacent, non commercial development and to minimize the undesirable effects of heavy traffic, commercial activity, and site requirements.

3. HC

The Highway Commercial (HC) Zone applies to areas of the City appropriate for a full range of automobile-oriented services. The development of commercial uses in addition to residential uses is encouraged in the HC Zone to provide diversity in housing choices, provided that residential uses are located above or behind commercial buildings so that they are buffered from adjoining highway corridors. The provisions of this Zone are also intended to provide for convenient, controlled access and parking, without increasing traffic burdens upon the adjacent streets and highways. This Zone is designated primarily at the commercial corridors of the City, with the intention of making the City more attractive as a tourist destination while providing needed commercial activity.

4. CS

The Commercial Service (CS) Zone applies to areas of the City appropriate for those service industries and support activities necessary to maintain viable commercial retail trade centers. The development of residential uses in addition to commercial uses is encouraged in this Zone, provided that residential uses are located above or behind the primary commercial service use.

Commercial Zones**5. CB**

The Central Business (CB) Zone applies to the central core area which is appropriate for accommodating retail commercial, personal services, and governmental, business, financial, professional, and general offices. The uses in this area require a central location accessible to all routes entering the City and grouped so that the shopper or user can park once and visit a number of stores and offices on foot. The development of residential uses in addition to commercial uses is encouraged in this Zone, provided that residential uses are located on the second story or above or behind on the first floor.

B. Allowed Uses						
Land Use ¹	Specific Use Regulations	Commercial Zones				
		SC	CC	HC	CS	CB
Industrial, Manufacturing, Processing & Wholesaling						
Carpenter or Cabinet Shops		--	--	--	P	--
Flammable Liquid, Gas, and Bulk Fuel - Storage and Sale		--	--	UP	--	
Manufacturing and Processing - Incidental		--	P	P	P	P
Machine or Metal Working Shops		--	--	--	P	--
Micro-brewery or Micro-distillery	10-40.60.240	--	P	P	P	P
Mini-storage Warehousing	10-40.60.250	--	--	UP ²	P	--
Research and Development Uses	10-40.60.300	--	--	UP	--	--
Transportation or Trucking Yards		--	--	--	P	--
Vehicle Towing/Impound Yard		--	--	P ⁴	--	--
Warehousing	10-40.60.330	--	P ³	P ³	--	P ³
Wholesaling and Distribution		--	--	--	P	P ³
Recreation, Education & Assembly						
Automobile, Go-kart, Miniature Automobile Racing	10-40.60.080	--	UP	UP	--	--
Commercial Campgrounds	10-40.60.130	--	--	P	--	--
Commercial Recreation Facilities, Indoor		P	P	P	--	P
Commercial Recreation Facilities, Outdoor	10-40.60.270	--	UP	UP	--	--
Libraries, Museums		P	P	P	P	P
Meeting Facilities, public or private	10-40.60.230					
Regional		--	P/UP ⁵	P/UP ⁵	P/UP ⁵	P/UP ⁵
Neighborhood		P ⁵	P/UP ⁵	--	--	--
Outdoor Public Uses, General		P	P	P	--	--
Schools - Public & Charter		P	P	P	P	P
Schools - Private		P	P	P	P	P
Theaters		P	P	P	--	P
Trade Schools		--	UP	UP	UP	UP

End Notes

¹ A definition of each listed use type is in Chapter 10-80 (Definitions).

² Only allowed on lots that do not have highway frontage or behind existing/new commercial uses.

³ Only permitted when incidental to permitted use.

⁴ This use shall be screened. See Division 10-50.50 (Fences and Screening) for fencing and screening requirements.

⁵ A Conditional Use Permit is required if liquor is sold or if facilities exceed 250 seats.

Commercial Zones**B. Allowed Uses (continued)**

Land Use ¹	Specific Use Regulations	Commercial Zones				
		SC	CC	HC	CS	CB
Residential ⁷						
Accessory Building and Structures	10-40.60.020	P	P ⁹	P	P	P
Accessory Dwelling Units	10-40.60.030	P	P	P	P	P
Co-housing	10-40.60.120	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶
Congregate Care Facilities		UP	P	P	P	UP
Day Care, Centers	10-40.60.150.B	P	P	P	UP	UP
Day Care, Home	10-40.60.150.A	P	P	P	P	P
Duplex		P ⁶	P ⁶⁹	P ⁶	P ⁶	P ⁶
Dwelling: Single-family		--	P ⁹	--	--	--
Dwelling: Multiple-family		P ⁶	P ⁶	P ⁶	P ⁶	P ⁶
Group Homes		P ⁶	P ⁶	P ⁶	P ⁶	P ⁶
Home Occupation	10-40.60.180	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶
Institutional Residential						
Convents or Monasteries		P	P	P	P	P
Custodial Care Facilities		P ⁸	P ⁸	P ⁸	P ⁸	P ⁸
Homeless Shelters	10-40.60.190					
Emergency Shelters		P ⁸	P ⁸	P ⁸	P ⁸	P ⁸
Short Term Housing		P ⁸	P ⁸	P ⁸	P ⁸	P ⁸
Transitional Housing		P	P	P	P	P
Nursing Homes		UP	UP	UP	UP	UP
Sheltered Care Homes		P	P	P	P	P
Live/Work	10-40.60.200	P	P	P	P	P
Planned Residential Development	10-40.60.280	P/UP	P/UP ⁹	UP	UP	UP
Residence for Owner, Caretaker or Manager		P ⁶	P ⁶	P ⁶	P ⁶	P ⁶
Rooming and Boarding Facilities		UP ⁶	UP ⁶	UP ⁶	UP ⁶	UP ⁶

End Notes

¹ A definition of each listed use type is in Chapter 10-80 (Definitions).

⁶ Residential uses with more than 2 units are allowed as part of a mixed-use development located above or behind the commercial uses subject to the development standards established in the HR Zone and as a Planned Residential Development (Section 10-40.60.280). New developments that include residential uses with more than 2 units shall provide a minimum of 15% of the gross lot area in the form of common open space.

⁷ Residential uses in the CC, HC, CS and CB Zones, and residential uses and properties listed on the National Historic Registry or within the Landmarks Overlay Zone existing prior to the effective date of this Zoning Code are considered legal, nonconforming uses. Residential uses in the CC, HC, CS and CB Zones shall be subject to the development standards established in the HR Zone.

⁸ Conditional Use Permit is required if proximity between shelter facilities is less than 1/4 mile.

⁹ Single-family and duplex building types (see Division 10-50.110) are permitted by right on lots ≤9,000 sf existing prior to November 1, 2011 subject to the Building Placement and Building Form Requirements of the MR Zone. A Conditional Use Permit is required for all other building types and multi-family residential uses with 3 or more units regardless of the size of the lot or parcel.

Commercial Zones

B. Allowed Uses (continued)						
Land Use ¹	Specific Use Regulations	Commercial Zones				
		SC	CC	HC	CS	CB
Retail Trade						
Bars/Taverns		P	P	P	P	P
Crematorium		P	P	P	P	--
Drive-through Retail	10-40.60.160	P	P	P	--	--
Drive-through Service		P	P	P	--	--
Farmers Markets and Flea Markets		--	P	P	P	P
General Retail Business		P	P	P	P	P
Mixed Use	10-40.60.260	P	P	P	P	P
Restaurant or Café		P	P	P	P	P
Services						
Bed & Breakfast Establishments	10-40.60.110	P	P	P	P	P
Cemeteries		UP	UP	UP	UP	--
Dry-cleaning, processing		P	P	P	--	--
Equipment Rental Yard		--	UP	P	P	--
Funeral Homes, Chapels and Mortuaries		--	P	P	--	UP
General Services		P	P	P	P	P
Hospital		UP	UP	UP	UP	UP
Lodging		UP	--	P	--	P
Medical Marijuana Dispensary	10-40.60.220	--	--	P	--	--
Office		P	P	P	P	P
Public Services						
Public Services Major		--	--	--	--	--
Public Services Minor		P	P	P	P	P
Emergency Services		UP	UP	UP	UP	UP
Veterinary Clinics		P	P	P	P	--
Veterinary Hospitals		--	--	UP	UP	--
Telecommunication Facilities						
AM Broadcasting facilities	10-40.60.320	UP	UP	UP	UP	UP
Antenna-supporting Structure	10-40.60.320	UP	UP	UP	UP	UP
Attached Telecommunication Facilities	10-40.60.320	P	P	P	P	P
Collocation Facility	10-40.60.320	P	P	P	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.320	P	P	P	P	P
Stealth Telecommunication Facilities	10-40.60.320	P	P	P	P	P
End Notes						
¹ A definition of each listed use type is in Chapter 10-80 (Definitions).						

Commercial Zones

B. Allowed Uses (continued)						
Land Use ¹	Specific Use Regulations	Commercial Zones				
		SC	CC	HC	CS	CB
Transportation & Infrastructure						
Accessory Wind Energy Systems	10-40.60.040	P	P	P	P	P
Garages, Off-street		P	P	P	P	P
Parking Lots, Off-street	10-50.80	P	P	P	P	P
Passenger Transportation Facilities		--	--	UP	UP	UP
Urban Agriculture						
Community Gardens	10-40.60.140	P	P	P	P	P
Food Production		--	--	UP ²	UP ²	--
Vehicle Sales & Services						
Automobile Service Station and Convenience Store	10-40.60.090	P	P	P	P	--
Automobile and Trailer Rental		--	--	P	P	--
Automobile/Vehicle Sales and Service, New and Used		--	UP	P	P	UP
Automobile/Vehicle Repair Garages - Minor	10-40.60.100	--	UP	P	P	--
Automobile/Vehicle Repair Garages - Major	10-40.60.100	--	--	P	P	--
Car washes		P	P	P	--	--
Mobile Homes and Recreational Vehicles, Sales, and Service		--	--	P	--	--

End Notes

¹ A definition of each listed use type is in Chapter 10-80 (Definitions).

² Only allowed on lots that do not have highway frontage or behind existing/new commercial uses.

Key	
P	Permitted Use
UP	Conditional Use Permit Required
--	Use Not Allowed

C. Building Form Standards	SC	CC	HC	CS	CB
Building Placement Requirements					
Setback					
Front (See also 10-50.60.040.B)	15' min. ¹	0'	0' ²	0'	0'
Side					
Adjacent to Residential Use	15' min. ¹⁰				
All Other Uses	0'				
Exterior (min.)	10' ³	10' ³	10' ³	10' ³	0'
Rear					
Adjacent to Residential	15' min.				
All Other Lots	0'				
Building Form Requirements					
Building Height (max.)	35'	60' ^{4 11}	60' ⁴	60' ⁴	60' ⁴
Gross FAR (max.)	0.8 ⁵	2.5 ⁵	3.0 ⁵	2.0 ⁵	No max.
Density Requirements					
Gross Density (units/acre) (max.)	13	-----Refer to HR Zone-----			
(Not applicable to Mixed Use)					
Lot Requirements					
Area (Gross sf) (min.) ⁶	6,000	9,000	9,000	9,000	7,000
Width (min.) ⁶	50'	60'	60'	60'	50'
Depth (min.) ⁶	100'	100'	100'	100'	--
Other Requirements					
Fences and Screening	See Division 10-50.50				
Landscaping	See Division 10-50.60				
Lighting	See Division 10-50.70				
Parking	See Division 10-50.80				
Signs	See Division 10-50.100				

End Note

¹ Front setbacks shall be equal to 15' or match adjacent residential development, whichever is less.

² No front setback required, except when required by the adoption of building setback lines along specified streets.

³ Setback may be reduced to 5' min., if the landscape street buffer is reduced in accordance with Section 10-50.60.040.B (Non-Residential Zone Buffers).

⁴ Conditional Use Permit required for structures over 60' in height.

⁵ Excludes residential square feet (gross) when above or behind commercial uses.

⁶ Within a Planned Residential Development the minimum area, width, and depth of a lot may vary based on the minimum lot standards applicable to the building types selected for application within a Planned Residential Development (See Section 10-40.60.280 (Planned Residential Development)).

¹⁰ Except that the setback from a proposed residential use in a commercial zone to other residential uses shall be 5' min.

¹¹ Single-family dwellings and duplexes in the CC Zone shall be limited to a maximum height of 35 feet consistent with the height standard for the MR Zone.

Commercial Zones**D. Miscellaneous Requirements - All Commercial Zones**

1. Storage shall be limited to accessory storage of commodities sold at retail on the premises and shall be within an enclosed building except as permitted in Section 10-40.60.030.E (Permanent Outdoor Accessory Uses).
2. Every commercially zoned lot shall have frontage on a public street.
3. All products incidental to a permitted use which are manufactured or processed on the premises shall be sold on the premises and at retail only, and shall be further limited as follows:
 - a. In the CC and CB Zones, such activity shall be restricted to not over 25 percent of ground floor area of the building or buildings.
 - b. In the CS Zone, such activity shall be restricted to not over 50 percent of ground floor area of the building or buildings.
 - c. In the CC and CB Zones, not more than five employees shall be engaged in such activity.
 - d. In the CS Zone, not more than 10 employees shall be engaged in such activity.
4. Every development in the commercial zones shall have a refuse storage area constructed and provided in accordance with City standards.
5. Temporary uses shall be permitted in compliance with Section 10-20.40.150 (Temporary Use Permits).
6. The cultivation of vegetable gardens for home use is allowed in all commercial zones where residential uses are permitted.

(Section 10-40.30.040 amended by Ord. 2016-07, adopted Feb. 16, 2016)

10-40.30.050 Industrial Zones

A. Intent**1. RD**

The Research and Development (RD) Zone applies to areas of the City appropriate for the development of a mix of professional and administrative facilities, research and testing institutions, light manufacturing uses, green technology facilities, and offices. The uses are grouped in a campus or park like setting in keeping with the natural scenic beauty of the City. This Zone is intended to promote the provision of ample off street parking, loading areas, and landscape buffers to protect residential and commercial zones from incompatible land uses. In addition, this Zone accommodates residential uses as a secondary use to allow for more housing options.

2. LI

The Light Industrial (LI) Zone applies to areas of the City appropriate for clean and quiet industries in proximity to commercial development, including manufacturing, warehousing, and related uses with limited and screened exterior storage. The LI Zone establishes a transitional area between commercial and heavy industrial areas; while at the same time it is applied to areas of the City as a free standing industrial zone.

This Zone also includes a Sub-Zone Light Industrial Open (LI-O) where additional uses are permitted. The intent of the LI-O Zone is to enable the development of certain commercial uses and to provide appropriate land uses in the areas that transition from industrial to commercial and residential.

3. HI

The Heavy Industrial (HI) Zone applies to areas of the City appropriate for manufacturing and other industrial development and is less restrictive than the Light Industrial (LI) District. Uses with large amounts of exterior storage or processing that generate noise, dust, or other nuisances are included within this category. The Heavy Industrial (HI) Zone should be located only in those areas where the relationship to surrounding land use would create fewer problems of compatibility than in other areas.

This Zone also includes a Sub-Zone Heavy Industrial Open (HI-O) where additional uses are permitted. The intent of the HI-O Zone is to enable the development of certain commercial uses and to provide appropriate land uses in the areas that transition from heavy industrial to light industrial and commercial.

Industrial Zones

B. Allowed Uses						
Land Use ¹	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Industrial, Manufacturing, Processing & Wholesaling						
Business Parks		P	P	P	--	--
Composting Facility		--	P ³	P ³	P ³	P ³
Construction Storage/Supply Yards		--	P ²	P ²	P	P
Equipment Rental Yard - Heavy		--	P	P	--	--
Flammable Liquid, Gas, and Bulk Fuel - Storage and Sales		--	P	P	P	P
Freight or Trucking Facility		P ³	P	P	P	P
Industrial, Heavy - General		--	UP	--	P	P
Industrial, Light - General		--	P	P	P	P
Junk Yard		--	--	--	P	P
Manufacturing/Processing - Heavy		--	--	--	P	P
Manufacturing/Processing - Light		P	P	P	P	P
Manufacturing/Processing - Previously Prepared Materials		UP	P	P	P	P
Micro-brewery or Micro-distillery	10-40.60.240	--	P/UP ⁸	P ⁷	--	--
Mini-storage Warehousing	10-40.60.250	--	P	P	P	P
Outdoor Storage or Display		P ²	P ²	P ²	P	P
Quarrying Operations	10-40.60.290	--	--	--	UP	UP
Railroad Shops and Similar Heavy Service Facilities		--	UP	UP	P	P
Research and Development	10-40.60.300	P	P	P	--	--
Transportation Yard		--	P	P	P	P
Vehicle Towing/Impound Yard		--	P ²	P ²	--	--
Warehousing	10-40.60.330	--	P	P	P	P
Wholesaling and Distribution		--	P	P	P	P
Ranching, Forestry & Animal Keeping						
Livestock Auction, Feed Yards, and Sales		--	--	--	P	P
Recreation, Education & Assembly						
Indoor Commercial Recreation		--	--	UP ⁷	--	--
Outdoor Public Uses, General		UP	--	UP	--	UP
Schools - Public & Charter		P	P	P	P	P
Schools - Private		UP	--	--	--	--
Trade Schools		UP	P	P	P	P

End Notes

¹ A definition of each listed use type is in Chapter 10-80 (Definitions).

² This use shall be screened. See Division 10-50.50 (Fences and Screening) for fencing and screening requirements.

³ Not allowed within a ¼ mile of an existing residential use.

⁸ Conditional Use Permit is required if a taproom is associated with the micro-brewery or micro-distillery.

B. Allowed Uses (continued)						
Land Use ¹	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Residential						
Accessory Building and Structures	10-40.60.020	P	P	P	P	P
Day Care, Centers	10-40.60.150.A	P	P ^{4,5}	P ^{4,5}	P ^{4,5}	P ^{4,5}
Institutional Residential						
Custodial Care Facilities	10-40.60.190	--	UP	UP	UP	UP
Homeless Shelters						
Emergency Shelters		--	P ⁶	P ⁶	P ⁶	P ⁶
Short Term Housing		--	P ⁶	P ⁶	UP ⁶	UP ⁶
Transitional Housing		P	P	P	UP	UP
Nursing homes		--	UP	--	UP	--
Sheltered Care Homes		--	UP	UP	UP	UP
Live/Work	10-40.60.200	P	P	P ⁷	--	--
Residence for Owner, Caretaker, or Manager		P	P	P	P	P
Residential Uses Above First Floor		UP	--	--	--	--
Retail Trade						
Drive-through Retail	10-40.60.160	P ⁴	--	P ⁷	--	--
General Retail Business		P ⁴	UP	P ⁷	UP	UP ⁷
Heavy Retail/Service		--	--	P ⁷	--	UP ⁷
Restaurant or Café		P ⁴	UP	P ⁷	--	UP ⁷
Services						
Adult Entertainment	10-40.60.050	P	P	P ⁷	P	P ⁷
Crematorium		--	P	P ⁷	P	P ⁷
General Services		P ⁴	UP	UP ⁷	--	--
Hospital		UP	UP	UP ⁷	UP	UP
Kennel, Animal Boarding		UP	UP	UP ⁷	UP	UP ⁷
Lodging		P ⁴	--	UP ⁷	--	--
Medical Marijuana Offsite Cultivation Location		--	P	P ⁷	P	P ⁷
Office		P	UP	UP ⁷	--	UP ⁷
Public Services						
Public Services Major		UP	P	P	P	P
Public Services Minor		P	P	P	P	P
Emergency Services		UP	UP	UP	UP	UP

End Notes

¹ A definition of each listed use type is in Chapter 10-80 (Definitions).

⁴ Limited to 10 percent of a primary use.

⁵ Solely for use by employees of the permitted use.

⁶ Conditional Use Permit is required if distance between shelter facilities is less than ¼ mile.

⁷ Allowed use with applied FAR standards (see Subsection 10-40.30.050.F).

Industrial Zones

B. Allowed Uses (continued)						
Land Use ¹	Specific Use Regulations	Industrial Zones				
		RD	LI	LI-O	HI	HI-O
Services (continued)						
Veterinary Hospitals		--	P	P	P	P
Veterinary Clinics		UP	P	P	P	P
Telecommunication Facilities						
AM Broadcasting Facilities	10-40.60.310	UP	UP	UP	UP	UP
Antenna-supporting Structure	10-40.60.310	UP	UP	UP	UP	UP
Attached Telecommunication Facilities	10-40.60.310	P	P	P	P	P
Collocation Facility	10-40.60.310	P	P	P	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P	P	P	P	P
Stealth Telecommunication Facilities	10-40.60.310	P	P	P	P	P
Transportation & Infrastructure						
Accessory Wind Energy Systems	10-40.60.040	P	P	P	P	P
Passenger Transportation Facilities		P	P	P	--	--
Urban Agriculture						
Food Production		--	P	P	--	--
Nurseries		--	P	P	P	P
Vehicle Sales & Services						
Automobile/Vehicle Repair Garages - Major	10-40.60.100	--	P	P	P	P
End Notes						
¹ A definition of each listed use type is in Chapter 10-80 (Definitions).						
Key						
P	Permitted Use					
UP	Conditional Use Permit Required					
--	Use Not Allowed					

C. Building Form Standards	RD	LI/LI-O	HI/HI-O
Building Placement Requirements			
Setback			
Front (min.)	25' ¹	25' ¹	25'
Side Interior			
Adjacent to Residential (min.)	15'	15'	15'
All Other Uses (min.)	0'	0'	0'
Side Exterior (min.)	15'	15'	15'
Rear			
Adjacent to Residential (min.)	15'	15'	15'
All Other Uses (min.)	10'	0'	0'
Building Form Requirements			
Building Height (max.)	60' ²	60' ²	60' ²
Coverage (max.)	25%	--	--
Gross FAR (max.)	0.50	1.50 ³	2.50 ³
Lot Requirements			
Area (min.)	20,000 sf	20,000 sf	20,000 sf
Width (min.)	75'	100'	100'
Depth (min.)	--	150'	150'
Other Requirements			
Fences and Screening	—————	See Division 10-50.50	—————
Landscaping	—————	See Division 10-50.60	—————
Lighting	—————	See Division 10-50.70	—————
Parking	—————	See Division 10-50.80	—————
Signs	—————	See Division 10-50.100	—————

End Notes

¹ Front setbacks along streets other than public arterial or collector streets, shall use side exterior setback standard. This includes buildings fronting private streets and shared driveways between parcels.

² A Conditional Use Permit shall be required for structures over 60 feet in height.

³ Retail uses allowed in these industrial zones are subject to additional FAR standards. See 10-40.30.050.F (Miscellaneous Requirements - LI-O and HI-O Zones).

Key

-- Not Applicable

Industrial Zones**D. Miscellaneous Requirements - All Industrial Zones**

Temporary uses shall be permitted in compliance with Section 10-20.40.150 (Temporary Use Permits).

E. Miscellaneous Requirements - RD Zone

1. Light industrial uses requiring a Conditional Use Permit shall be located in completely enclosed buildings, and be in compliance with performance standards (e.g., floor area ratio) and resource protection standards as established by the Planning Commission.
2. Building form in the RD Zone shall be designed to protect established research and development areas and to provide sufficient space for industrial uses to protect surrounding uses from danger of fire, explosions, toxic or noxious matter, radiation, smoke, dust and other hazards, and from offensive noise, vibration, odor, heat, glare, and other objectionable influences.
3. The City may require a written report from a recognized independent testing laboratory as to satisfactory levels or inherent dangers of materials or processes proposed in this district. Furthermore, the City may forward any such data submitted in the narrative report and/or independent testing laboratory report to the Arizona Department of Health Services for further study and recommendations.

F. Miscellaneous Requirements - LI-O and HI-O Zones

Allowed uses found in Table B are required to meet the following FAR standards:

Area of Lot	Max Gross FAR
Retail	0.25
Office/Lodging	0.38
Heavy Retail/Service	0.30
General Services	0.25

(Section 10-40.30.050 amended by Ord. 2015-03, adopted May 5, 2015 and Ord. 2016-07, adopted Feb. 16, 2016)

10-40.30.060 Public and Open Space Zones

A. Intent**1. PF**

The Public Facility (PF) Zone applies to areas of the City owned by public or quasi-public agencies. The PF Zone is intended to preserve and encourage the establishment of public lands and to provide an area within the City for active and passive recreation uses, parks, public open space, governmental buildings and facilities, schools and school grounds, quasi-public buildings and facilities, and related uses.

2. PLF

The Public Lands Forest (PLF) Zone applies to Coconino National Forest lands currently subject to the jurisdiction of the U.S. Forest Service (USFS). This Zone is intended to promote the management and preservation of habitat types and open space which is a part of the unique environmental characteristics of the City. All uses are subject to the provisions of applicable USFS policies, approvals and/or management provisions.

3. POS

The Public Open Space (POS) Zone applies to areas of the City that are appropriate for designation as public open space to allow for resource protection of the designated area in an essentially undeveloped state, and passive recreation uses.

Public and Open Space Zones

B. Allowed Uses				
Land Use ¹	Specific Use Regulations	Public and Open Space Zones		
		PF ²	PLF	POS
Industrial, Manufacturing, Processing & Wholesaling				
Quarrying Operations	10-40.60.280	UP	--	--
Ranching, Forestry & Animal Keeping				
Forestry		--	P	--
Ranching		--	P	--
Recreation, Education & Assembly				
Commercial Campgrounds	10-40.60.130	UP	--	--
Commercial Recreation Facilities, Indoor		UP	--	--
Commercial Recreation Facilities, Outdoor	10-40.60.270	UP	--	--
Libraries, Museums		P	--	--
Outdoor Public Uses, General		P	--	--
Open Spaces		P	P	P
Parks or Recreation Facilities				
Active Recreation		P	--	--
Passive Recreation ³		P	P	P
Schools - Public & Charter		P	--	--
Schools - Private		UP	--	--
Universities and Colleges		P	--	--
Residential				
Accessory Building and Structures	10-40.60.020	P	--	--
Congregate Care Facilities		P	--	--
Employee Housing		P	--	--
Institutional Residential				
Convents or Monasteries		UP	--	--
Custodial Care Facilities		UP	--	--
Homeless Shelter	10-40.60.190			
Emergency Shelters		UP	--	--
Short Term Housing		UP	--	--
Transitional Housing		UP	--	--
Nursing homes		UP	--	--
Sheltered Care Homes		UP	--	--

End Notes

¹ A definition of each listed use type is in Chapter 10-80 (Definitions).

² A change in any allowed use to another allowed use shall be noticed in accordance with the requirements of Section 10-20.30.080 (Notice of Public Hearings).

³ Includes parking areas and restroom facilities.

B. Allowed Uses (continued)					
Land Use ¹	Specific Use Regulations	Public and Open Space Zones			
		PF ²	PLF	POS	
Retail Trade					
Farmers Markets and Flea Markets		P	--	--	
Services					
Cemeteries		UP	--	--	
Governmental Offices		P	--	--	
Public Services					
Public Services Major		UP	--	--	
Public Services Minor		UP	UP	--	
Emergency Services		UP	--	--	
Telecommunication Facilities					
AM Broadcasting Facilities	10-40.60.310	UP	UP	--	
Antenna-supporting Structure	10-40.60.310	UP	UP	--	
Attached Telecommunication Facilities	10-40.60.310	P	P	--	
Collocation Facility	10-40.60.310	P	P	--	
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.310	P	UP	--	
Stealth Telecommunication Facilities	10-40.60.310	P	P	--	
Transportation & Infrastructure					
Accessory Wind Energy Systems	10-40.60.040	P	P	--	
Wind Energy Production Facility		UP	P	--	
Airports/Landing Strips, Heliports, or Helistops	10-40.60.060	UP	--	--	
Government Service/Maintenance Facilities		P	--	--	
Municipal Airports		P	--	--	
Urban Agriculture					
Community Gardens	10-40.60.140	P	--	--	

End Notes

¹ A definition of each listed use type is in Chapter 10-80 (Definitions).

Key

P Permitted Use

UP Conditional Use Permit Required

-- Use Not Allowed

Public and Open Space Zones

C. Building Form Standards	PF	PLF	POS
Building Placement Requirements			
Setback	-- ¹	--	-- ¹
Building Form Requirements			
Building Height (max.)	60' ²	--	--
Coverage	--	--	--
Density and Lot Size Requirements			
Gross FAR (max.)	0.40	--	--
Lot Requirements			
Lot Width	--	--	--
Lot Depth	--	--	--
Other Requirements			
Fences and Screening	————	See Division 10-50.50	————
Landscaping	————	See Division 10-50.60	————
Lighting	————	See Division 10-50.70	————
Parking	————	See Division 10-50.80	————
Signs	————	See Division 10-50.100	————
End Notes			
¹ Setback requirements shall be the same as those of adjacent zone.			
² A Conditional Use Permit required for structures over 60 feet in height.			
Key			
--	Not Applicable		

(Section 10-40.30.060 amended by Ord. 2016-07, adopted Feb. 16, 2016)

Sustainability Features of All Non-Transect Zones

10-40.30.070 Sustainability Features of All Non-Transect Zones

A. Intent

The sustainability features are intended to be applied where feasible for the purpose of encouraging and directing development in the City in a sustainable manner.

Sustainability Features of All Non-Transect Zones

Sustainability Features (continued) ^{1,2}	RD	LI/LI-O	HI/HI-O	PF	PLF / POS
Storm Water Features					
Bioretention Facility	A	A	A	A	--
Disconnected Downspouts	A	A	A	A	--
Flow Through and Infiltration Planters	A	A	A	A	--
Infiltration Trench	A	A	A	A	A
Level Spreader	A	A	A	A	A
Porous Paving	A	A	A	A	--
Rain Garden	A	A	A	A	A
Riffle Pools	A	A	A	A	A
Swale					
Biofiltration	A	A	A	A	A
Vegetated/Rock	A	A	A	A	A
Urban Channel	A	A	A	A	--
Vegetated Roof	A	A	A	A	A
Water Conservation					
Cisterns	A	A	A	A	--
Greywater - Simple	--	--	--	A	--
Rain Barrels	A	A	A	A	A
Energy Features					
Accessory Wind Energy System	A	A	A	A	A / --
Wind Energy Production Facility	--	--	--	--	A / --
Alternative Paving	A	A	A	A	--
Biomass	--	A	A	A	--
Geothermal Energy	A	A	A	A	--
Solar					
Farm	--	A	A	A	--
Parking Lot Lighting	A	A	A	A	--
Roof Paneling	A	A	A	A	A
Water Heaters	A	A	A	A	A

End Notes

¹ Additional standards for each Sustainability Feature apply. See *City Stormwater Regulations and LID Manual*.

² Sustainable features marked as "Not Allowed" may be approved by the Director and Stormwater Manager if it can be demonstrated that the proposed sustainable feature can be installed consistent with the intent and character of the non-transect zone.

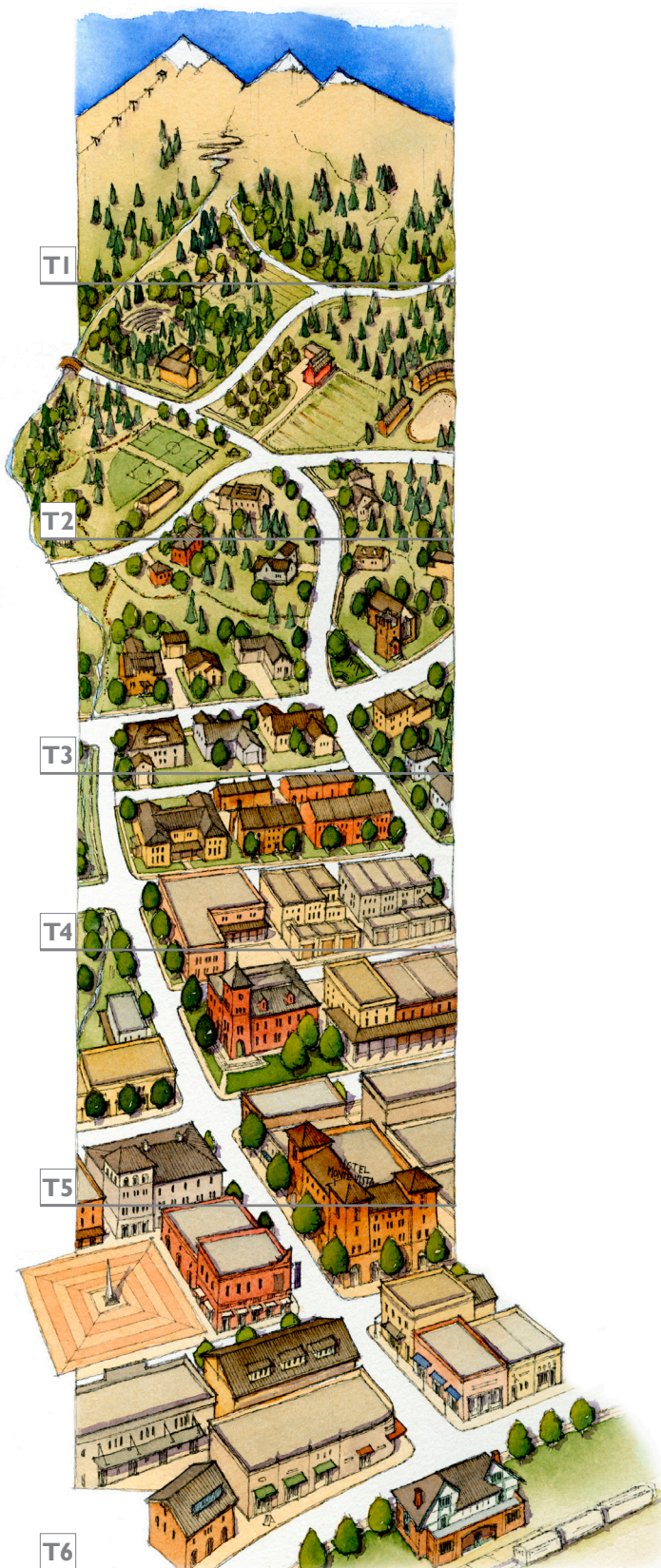
Key

A Allowed

-- Not Allowed

This page intentionally left blank

Division 10-40.40 Transect Zones



Sections:

10-40.40.010	Purpose
10-40.40.020	Applicability
10-40.40.030	T1 Natural (T1) Standards
10-40.40.040	T2 Rural (T2) Standards
10-40.40.050	T3 Neighborhood 1 (T3N.1) Standards
10-40.40.060	T3 Neighborhood 2 (T3N.2) Standards
10-40.40.070	T4 Neighborhood 1 (T4N.1) Standards
10-40.40.080	T4 Neighborhood 2 (T4N.2) Standards
10-40.40.090	T5 Main Street (T5) Standards
10-40.40.100	T6 Downtown (T6) Standards
10-40.40.110	Traditional Neighborhood District (TND) Standards

10-40.40.010 Purpose

This Division provides regulatory standards governing land use, building form, and development within transect zones. The standards in this Division are a reflection of the community's vision for implementing the intent of the General Plan to preserve natural areas, such as the Coconino National Forest, to create walkable, mixed-use neighborhoods, and to reinforce downtown. The transect zones have been created in relation to the context and setting of each area, focusing on physical form rather than separation of uses as an organizing principle. Where parcels have both non-transect and transect zones applied, the transect zones are optional, and are provided as alternatives to the underlying non-transect zones described in the previous Division. They are intended to ensure that proposed development is compatible with existing and future development and produces an environment of desirable character, consistent with the General Plan.

10-40.40.020 Applicability

- A. The requirements of this Division shall apply to all proposed development within transect zones, and shall be considered in combination with any applicable standards in Division 10-40.50 (Overlay Zones) and the standards for the applicable zone in Chapter 10-50 (Supplemental to Zones).
- B. In transect zones where a historic overlay district applies (See Section 10-40.50.030 (Overlay Zones)), the historic district standards shall apply in addition to those applied through the transect zones.
- C. Based on the Zoning Map or an approved regulating plan, a parcel may be designated with both a non-transect and a transect zone designation. In this case, a property owner may apply either the standards of the non-transect zone or the transect zone, but in no case may the standards from both zones be applied at the same time. If a property owner decides to select a transect zone they must sign before a notary public a contractual agreement that runs with the land on a form prepared by the City and approved by the City Attorney's Office, stating that the transect zone standards hold precedence over the non-transect zone standards when in conflict. The City shall record the contractual agreement.

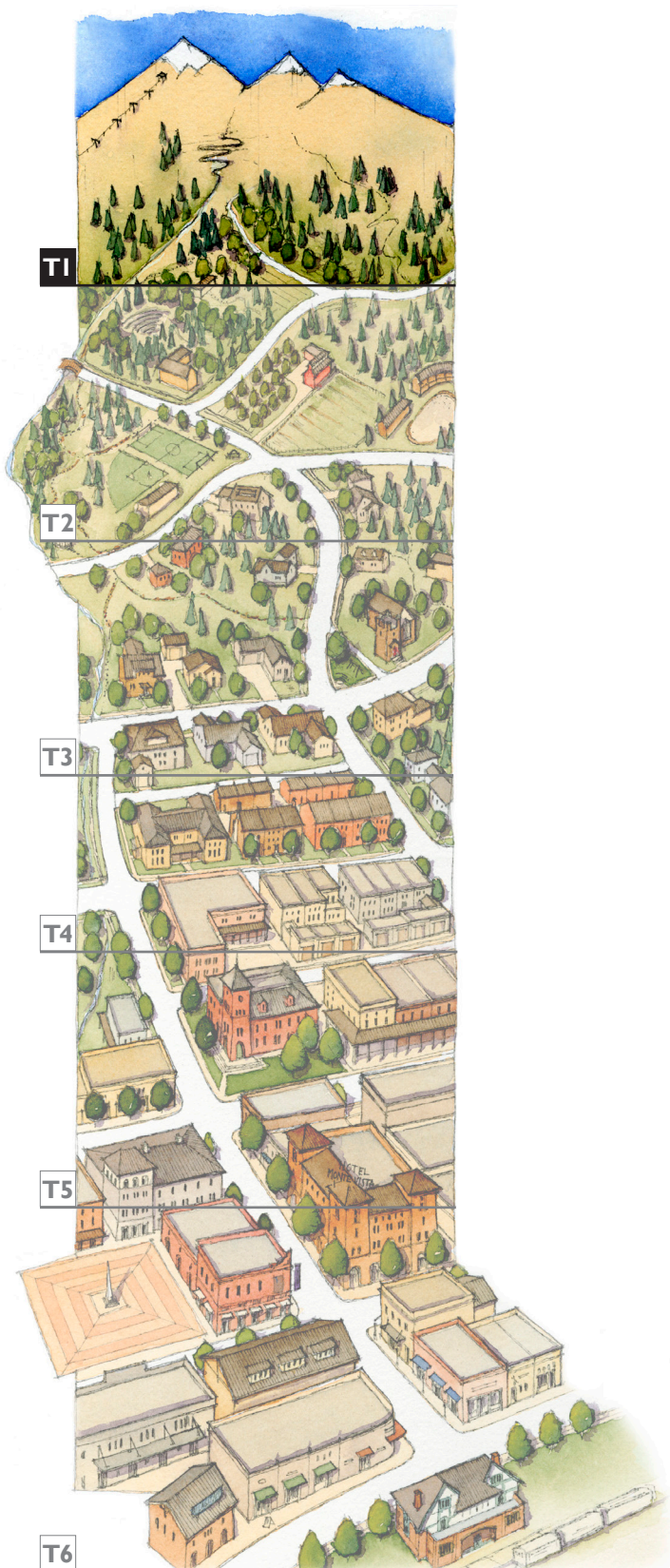
10-40.40.030 TI Natural (TI) Standards

A. Zone Intent and Description

The TI Natural (TI) Zone applies to areas of the City designated to preserve lands that do not allow significant development of any kind. It consists of lands unsuitable for settlement due to topography, hydrology or vegetation. These lands are intended to promote the management and preservation of habitat types which form a part of the unique environmental characteristics of the City and often contain trails.

B. Allowed Building Types

None



TI Natural (TI) Standards

C. Sustainable Features ¹

Storm Water Features		Water Conservation	
Biofiltration Facility	-	Cisterns	-
Disconnected Downspouts	-	Greywater - Simple	-
Flow Through and Infiltration Planters	-	Rain Barrels	-
Infiltration Trench	A	Energy Features	
Level Spreader	-	Accessory Wind Energy System	A
Porous Paving	-	Alternative Paving	A
Rain Garden	-	Biomass	A
Riffle Pools	-	Geothermal Energy	-
Swale		Solar	
Biofiltration	A	Farm	A
Vegetated/Rock	A	Parking Lot Lighting	-
Urban Channel	-	Roof Paneling	A
Vegetated Roof	A	Water Heaters	A

Key

A Allowed

- Not Allowed

End Notes

Sustainable features marked as Not Allowed may be approved by the Director and Stormwater Manager if it can be demonstrated that the proposed sustainable feature can be installed consistent with the intent and character of the transect zone.

D. Allowed Uses

Land Use ²	Specific Use Regulations	TI
Ranching, Forestry, and Research		
Forestry		P
Ranching		P
Recreation, Education & Public Assembly		
Commercial Recreation		
Facilities, Outdoor		UP
General Public Use, Outdoor		P
Parks and Open Space	10-70	P
Telecommunication Facilities		
AM Broadcasting Facilities	10-40.60.320	UP
Antenna-Supporting Structure	10-40.60.320	UP
Attached Telecommunication Facilities	10-40.60.320	P
Collocation Facility	10-40.60.320	P
FM/DTV Broadcasting Facilities	10-40.60.320	P
Stealth Telecommunication Facilities	10-40.60.320	P
Transportation & Infrastructure		
Accessory Wind Energy Systems	10-40.60.040	P
Urban Agriculture		
Community Gardens	10-40.60.140	P

Key

P Permitted Use

UP Conditional Use Permit Required

End Notes

²See Chapter 10-80 (Definitions) for use type definitions.

This page intentionally left blank

10-40.40.040 T2 Rural (T2) Standards**A. Zone Intent and Description**

The Rural (T2) Zone applies to areas that consist of sparsely settled lands in an open or cultivated state. This Zone may include such uses as large lot residential, farms where animals are raised, parks, squares, woodlands, grasslands, trails, stormwater management features, and open space areas. Existing buildings are typically residential in scale, but may also be civic or recreational in nature.

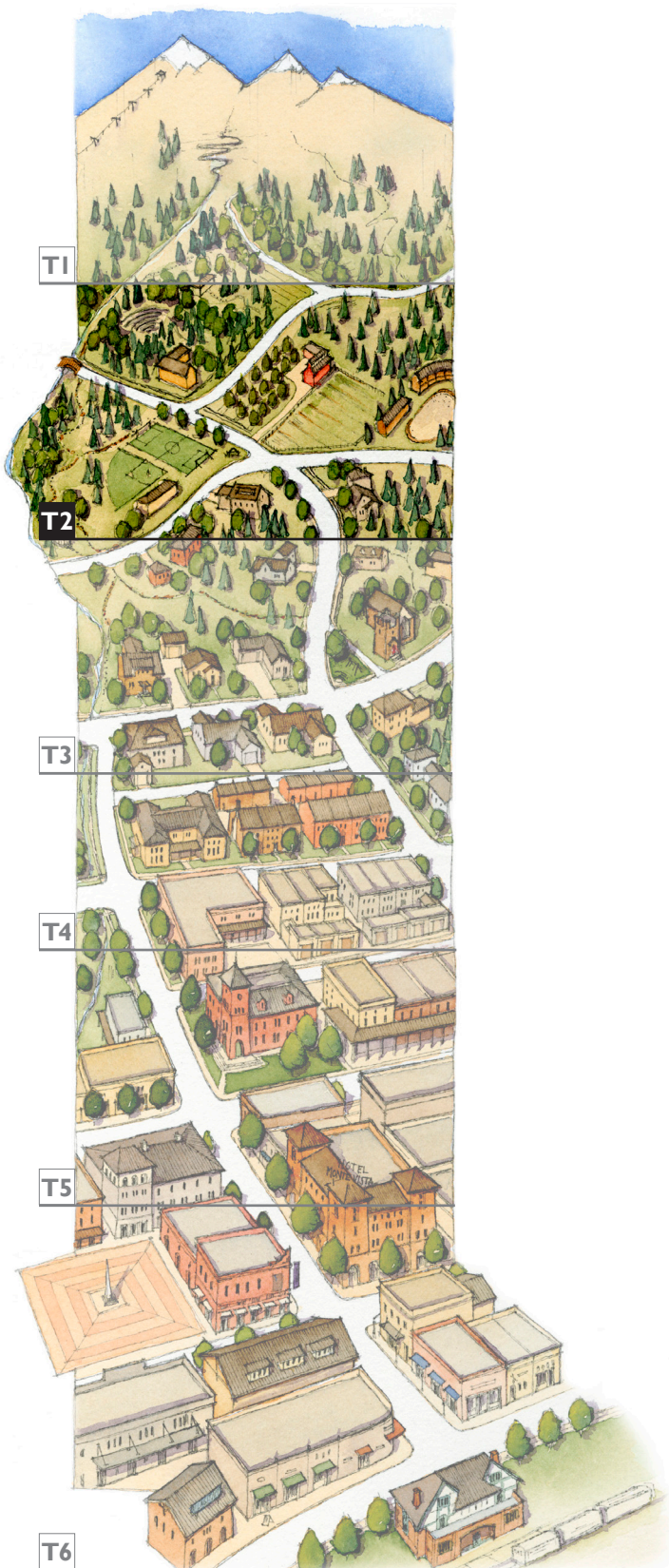
B. Allowed Building Types^{1,2}

Carriage House

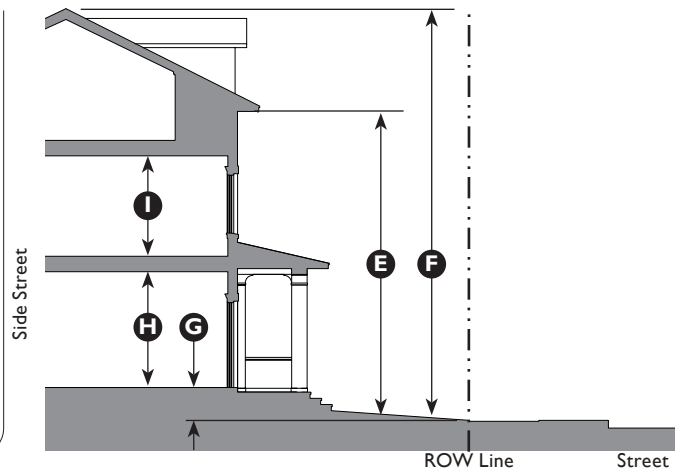
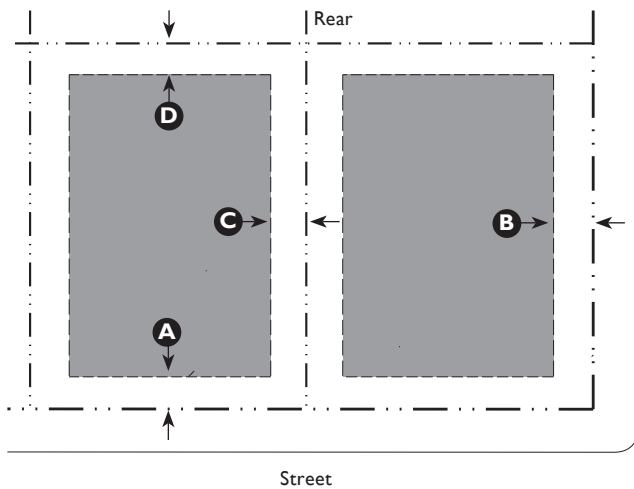
Single-Family Estate

¹See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

²See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.



T2 Rural (T2) Standards



Key

- ROW/Property Line ■ Building Area
 --- Building Setback Line

C. Building Placement

Setback (Distance from ROW/Property Line)

Principal Building

Front	48' min.	A
Side Street/Civic Space	48' min.	B
Side	96' min. combined	C
Rear	96' min.	D

Accessory Building or Structure

Front	20' min. + bldg setback
Side	10' min.
Rear	10' min.

D. Building Form¹

Height

Principal Building

Stories	2-½ stories max.	
To Eave/Parapet	24' max.	E
Overall	35' max.	F

Carriage House, Accessory

Building and Structure

Overall	25' max.	
Ground Floor Finish Level:	18" min. above	G
Principal Building	grade	
Ground Floor Ceiling	9' min. clear	H
Upper Floor(s) Ceiling	8' min. clear	I

¹See Division 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

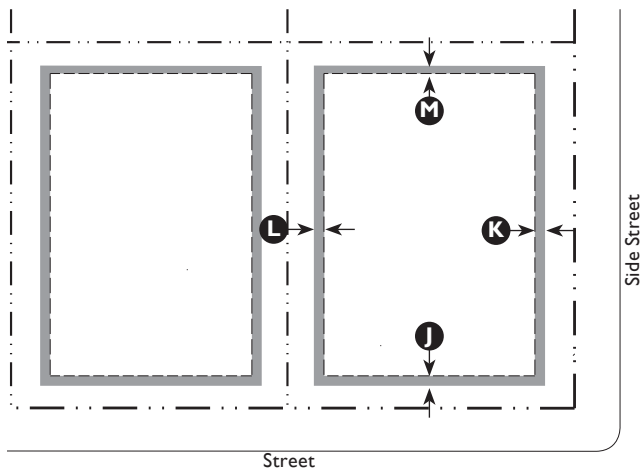
Footprint

Lot Coverage	20% max.
--------------	----------

Miscellaneous

Mansard roof forms are not allowed.

T2 Rural (T2) Standards



Key

- ROW/Property Line ■ Encroachment Area
 --- Building Setback Line

E. Encroachments and Frontage Types

Encroachments²

Front	5' max.	ⓐ
Side Street/Civic Space	5' max.	ⓑ
Side	5' max.	ⓒ
Rear	5' max.	ⓓ

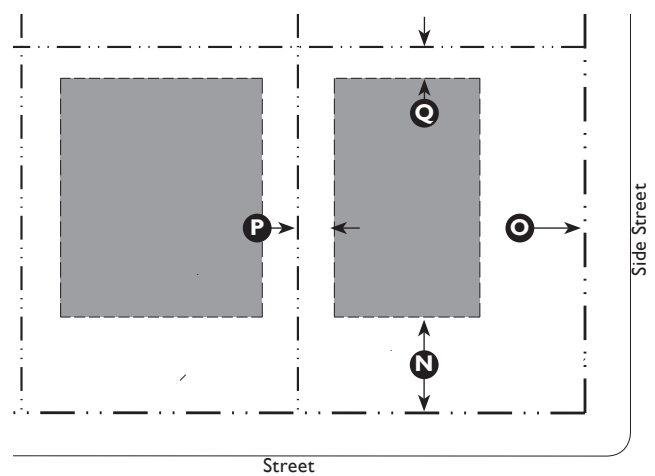
Encroachments are not allowed within a street ROW.

²See Division 10-50.40 (Encroachments) for allowed encroachments.

Allowed Private Frontage Types³

Common Yard	Stoop
Porch	

³See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.



Key

- ROW/Property Line ■ Parking Area
 --- Parking Setback Line

F. Required Parking

Spaces⁴

Residential Uses		
Studio/1 Bedroom	1 space/unit min.	
2+ Bedrooms	2 spaces/unit min.	
Service Uses	2 spaces/1,000 sf min.	

⁴Land use types not listed above shall meet the requirements in Table 10-50.80.040.A (Number of Motor Vehicle Parking Spaces Required).

Location (Setback from ROW/Property Line)

Front		ⓓ
Covered/Attached	70' min.	
Uncovered	48' min.	
Side Street/Civic Space	48' min.	ⓐ
Side	10' min.	ⓑ
Rear	10' min.	ⓒ

Miscellaneous

See Division 10-50.80 (Parking Standards) for additional parking regulations.

T2 Rural (T2) Standards

G. Sustainable Features^{1,2}

Storm Water Features		Water Conservation	
Biofiltration Facility	-	Cisterns	A
Disconnected Downspouts	A	Greywater - Simple	A
Flow Through and Infiltration Planters	-	Rain Barrels	A
Infiltration Trench	-	Energy Features	
Level Spreader	A	Accessory Wind Energy System	A
Porous Paving	-	Alternative Paving	A
Rain Garden	A	Biomass	A
Riffle Pools	-	Geothermal Energy	-
Swale		Solar	
Biofiltration	A	Farm	A
Vegetated/Rock	A	Parking Lot Lighting	A
Urban Channel	-	Roof Paneling	A
Vegetated Roof	A	Water Heaters	A

Key

A Allowed

- Not Allowed

End Notes

¹See Division 10-30.70 (Residential Sustainable Building Standards) for additional sustainability regulations.

²Sustainable features marked as Not Allowed may be approved by the Director and Stormwater Manager if it can be demonstrated that the proposed sustainable feature can be installed consistent with the intent and character of the transect zone.

H. Allowed Uses

Land Use ³	Specific Use Regulations	T2
Ranching, Forestry & Resource		
Animal Keeping	10-40.60.070	P
Nurseries		P
Ranching		P
Residential		
Accessory Building and Structures	10-40.60.020	P
Accessory Dwelling Unit	10-40.60.030	P
Co-Housing	10-40.60.120	P
Congregate Care Facilities		UP
Dwelling: Single-Family		P
Group Home		P
Home Occupation	10-40.60.180	P
Institutional Residential		
Custodial Care Facilities		UP
Nursing Homes		UP
Homeless Shelter	10-40.60.190	UP
Sheltered Care Home		UP
Recreation, Education & Public Assembly Uses		
Commercial Campgrounds	10-40.60.130	UP
Commercial Recreation Facilities, Outdoor		UP
Libraries, Museums		UP
Meeting Facilities, Public and Private	10-40.60.230	P ⁴
Outdoor Public Use, General		P
Schools - Private		P
Schools - Public & Charter		P ⁵

Land Use ³	Specific Use Regulations	T2
Services		
Bed & Breakfast	10-40.60.110	P
Cemeteries		P
Crematoriums		UP
Daycare	10-40.60.150	
Home Centers		P
Public Services		
Emergency Services		UP
Telecommunication Facilities		
AM Broadcasting Facilities	10-40.60.320	UP
Antenna-Supporting Structure	10-40.60.320	UP
Attached Telecommunication Facilities	10-40.60.320	P
Collocation Facility	10-40.60.320	P
FM/DTV Broadcasting Facilities	10-40.60.320	P
Stealth Telecommunication Facilities	10-40.60.320	P
Transportation & Infrastructure		
Accessory Wind Energy Systems	10-40.60.040	P
Urban Agriculture		
Community Gardens	10-40.60.140	P
Greenhouses		P

Key

P Permitted Use

UP Conditional Use Permit Required

End Notes

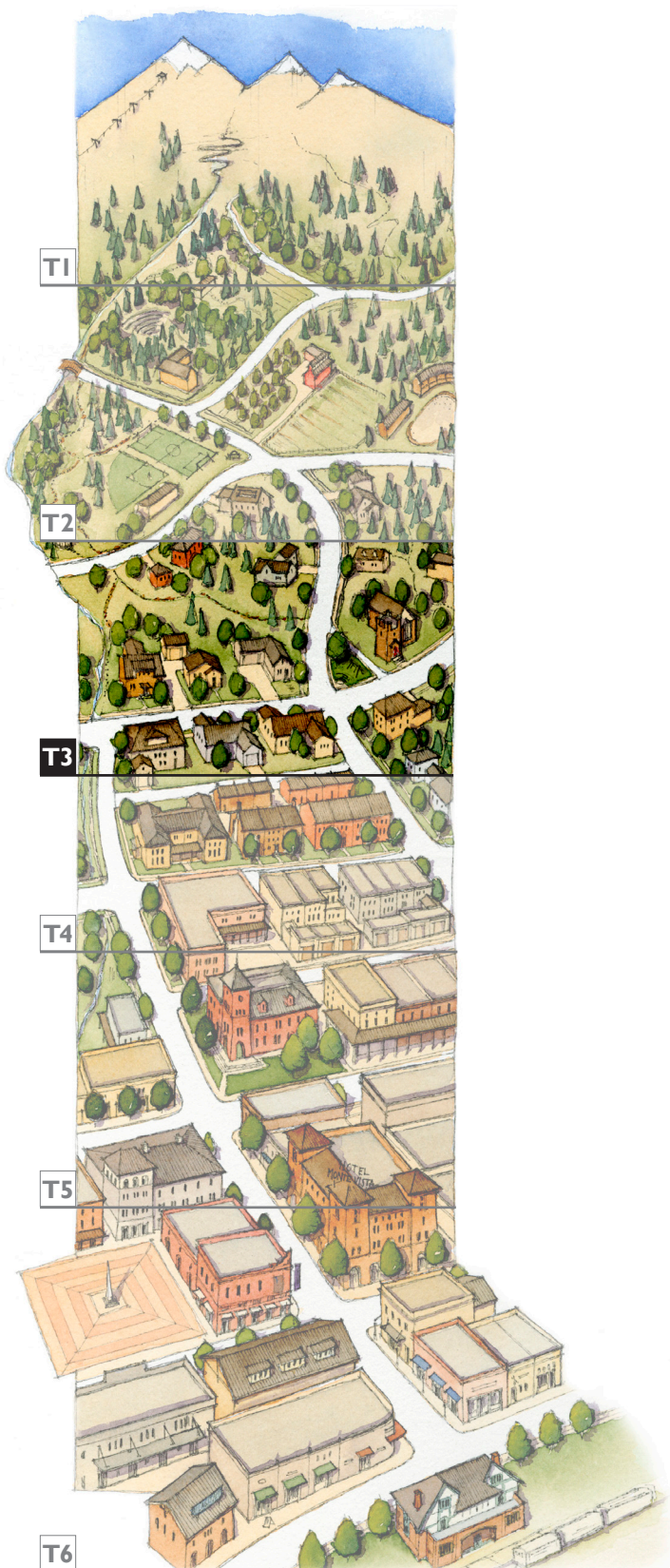
³See Chapter 10-80 (Definitions) for use type definitions.

⁴UP required if liquor is sold or if facilities exceed 250 seats.

⁵ Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater.

(Section 10-40.40.040 amended by Ord. 2016-07, adopted Feb. 16, 2016)

This page intentionally left blank



10-40.40.050 T3 Neighborhood I (T3N.1) Standards

A. Zone Intent and Description

The primary intent of this Zone is to reinforce established neighborhoods and maintain neighborhood stability in walkable urban areas. These neighborhoods are compact enough to support basic public transit alternatives. While residential is the primary use type, homeowner offices and small neighborhood supporting uses, such as music classes and artist studios, are encouraged in ancillary buildings to further reinforce the walkability of the neighborhood.

This Zone is intended to preserve and build upon the existing pattern of development. New development, renovations, and additions should therefore be in character and scale with existing valued patterns.

This Zone may also be applied to the creation of new neighborhoods in combination with, or independent of, the T3N.2 Zone. It provides lower maximum building height and larger setbacks than T3N.2.

B. Allowed Building Types^{1,3}

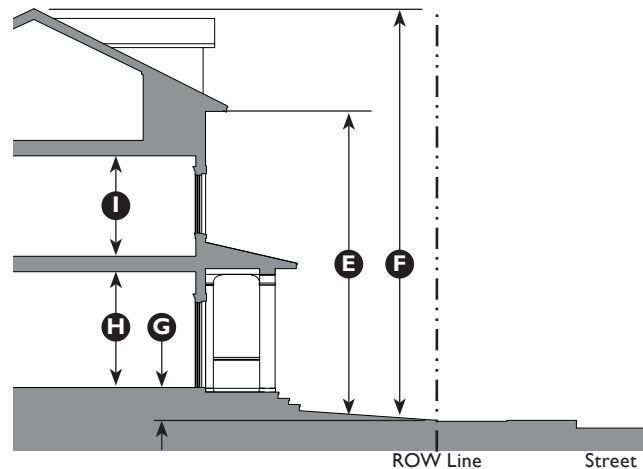
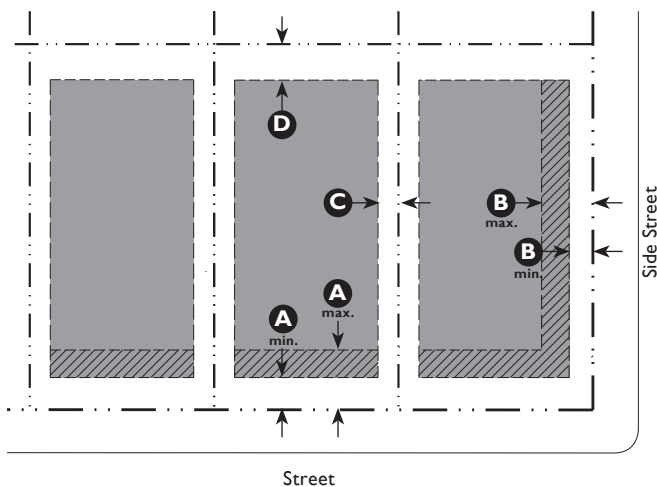
Bungalow Court ²	Duplex, Side-by-Side ²
Carriage House	Single-Family Cottage
Duplex, Stacked ²	Single-Family Estate
Duplex, Front-and-Back ²	Single-Family House

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

² Permitted only if the building type exists at the effective date of this Zoning Code.

³ See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T3 Neighborhood I (T3N.I) Standards



Key

- ROW/Property Line ■ Building Area
 --- Building Setback Line ■ Façade Zone

C. Building Placement

Setback (Distance from ROW/Property Line)

Principal Building

Front ¹	20' min.; 30' max.	A
Front Façade within Façade Zone	50% min.	
Side Street/Civic Space Side	12' min.; 25' max.	B
	5' min.; 12' min. combined	C
Rear	25' min.	D

Accessory Building or Structure

Front	20' min.
Side	3' min.; 6' max.
Rear	3' min.

¹ The setback may match an existing adjacent building as follows: the building may be placed to align with the façade of the front most immediately adjacent property, for a width no greater than that of the adjacent property's façade that encroaches into the minimum setback.

D. Building Form²

Height

Principal Building

Stories	2-½ stories max.	
To Eave/Parapet	24' max.	E
Overall	35' max.	F

Accessory Building, Accessory Structure or Carriage House

Stories	1-½ stories max.
To Eave/Parapet	12' max.
Overall	24' max.

Ground Floor Finish Level: 18" min. above **G**

Principal Building sidewalk

Ground Floor Ceiling 8' min. clear **H**

Upper Floor(s) Ceiling 8' min. clear **I**

¹ See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

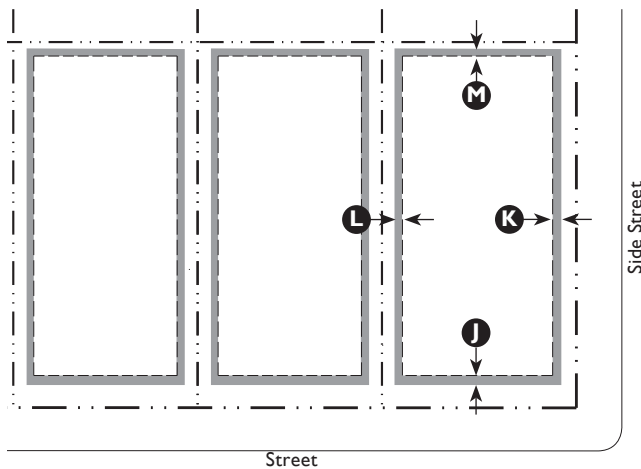
Footprint

Lot Coverage 40% max.

Miscellaneous

Mansard roof forms are not allowed.

T3 Neighborhood I (T3N.I) Standards

**Key**

- ROW/Property Line ■ Encroachment Area
 --- Building Setback Line

E. Encroachments and Frontage**Encroachments⁴**

Front	5' max.	J
Side Street/Civic Space	5' max.	K
Side	3' max.	L
Rear		M
Property Line	5' max.	
Rear Lane or Alley	15' max.	

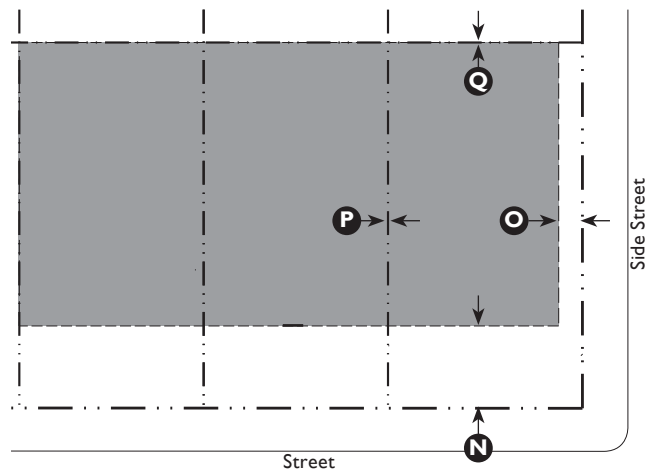
Encroachments are not allowed within a street ROW.

⁴See Division 10-50.40 (Encroachments) for allowed encroachments.

Allowed Private Frontage Types⁵

Common Yard	
Porch	

⁵See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

**Key**

- ROW/Property Line ■ Parking Area
 --- Parking Setback Line

F. Required Parking**Spaces⁶**

Residential Uses		
Studio/1 Bedroom	0.5 space/unit min.	
2+ Bedrooms	2 spaces/unit min.	
Retail Trade, Service Uses	2 spaces/1,000 sf min.	

⁶Land use types not listed above shall meet the requirements in Table 10-50.80.040.A (Number of Motor Vehicle Parking Spaces Required).

Location (Setback from ROW/Property Line)

Front		N
Covered/Attached	50' min.	
Uncovered	Match front façade min.	
Side Street/Civic Space	12' min.	O
Side	0' min.	P
Rear	0' min.	Q

Miscellaneous

Linear Feet of Front or Side

Façade that may be Garage	35% max.
---------------------------	----------

See Division 10-50.80 (Parking Standards) for additional parking regulations.

T3 Neighborhood I (T3N.I) Standards

G. Sustainable Features^{1,2}

Storm Water Features		Water Conservation	
Biofiltration Facility	-	Cisterns	A
Disconnected Downspouts	A	Greywater - Simple	A
Flow Through and Infiltration Planters	A	Rain Barrels	A
Infiltration Trench	A	Energy Features	
Level Spreader	A	Accessory Wind Energy System	A
Porous Paving	A	Alternative Paving	-
Rain Garden	A	Biomass	-
Riffle Pools	A	Geothermal Energy	-
Swale		Solar	
Biofiltration	A	Farm	-
Vegetated/Rock	A	Parking Lot Lighting	A
Urban Channel	A	Roof Paneling	A
Vegetated Roof	A	Water Heaters	A

Key

A Allowed

- Not Allowed

End Notes

¹See Division 10-30.70 (Residential Sustainable Building Standards) for additional sustainability regulations..

²Sustainable features marked as Not Allowed may be approved by the Director and Stormwater Manager if it can be demonstrated that the proposed sustainable feature can be installed consistent with the intent and character of the transect zone.

T3 Neighborhood I (T3N.I) Standards

H. Allowed Uses

Land Use ³	Specific Use Regulations	T3N.I
Residential		
Accessory Building and Structures	10-40.60.020	P
Accessory Dwelling Unit	10-40.60.040	P
Co-Housing	10-40.60.120	P
Congregate Care Facilities		UP
Dwelling: Multiple-Family		P ⁴
Dwelling: Single-Family		P
Duplex		P ⁴
Group Home		P
Home Occupation	10-40.60.180	P
Institutional Residential	10-40.60.190	UP
Rooming and Boarding Facilities		UP
Recreation, Education & Public Assembly		
Dance or Music Studio ≤ 650 sf		P ⁵
Meeting Facilities, Public and Private	10-40.60.230	P/UP ⁶
Outdoor Public Use, General		P
Libraries, Museums		
≤ 2,500 sf		P
> 2,500 sf		UP
Schools - Private		P
Schools - Public & Charter		P ⁷
Retail Trade		

Land Use ³	Specific Use Regulations	T3N.I
Neighborhood Market		UP
≤ 1,500 sf		
Services		
Bed & Breakfast	10-40.60.110	P
Cemeteries		UP
Daycare	10-40.60.150	
Home Centers		P
		UP
Public Services		
Public Services Minor		P
Emergency Services		UP
Telecommunication Facilities		
Stealth Telecommunication		
Facilities	10-40.60.320	P
Transportation & Infrastructure		
Accessory Wind Energy Systems	10-40.60.040	P
Urban Agriculture		
Community Gardens	10-40.60.140	P

Key

P Permitted Use

UP Conditional Use Permit Required

End Notes

³See Chapter 10-80 (Definitions) for use type definitions.

⁴Permitted only if the use exists at the effective date of this code.

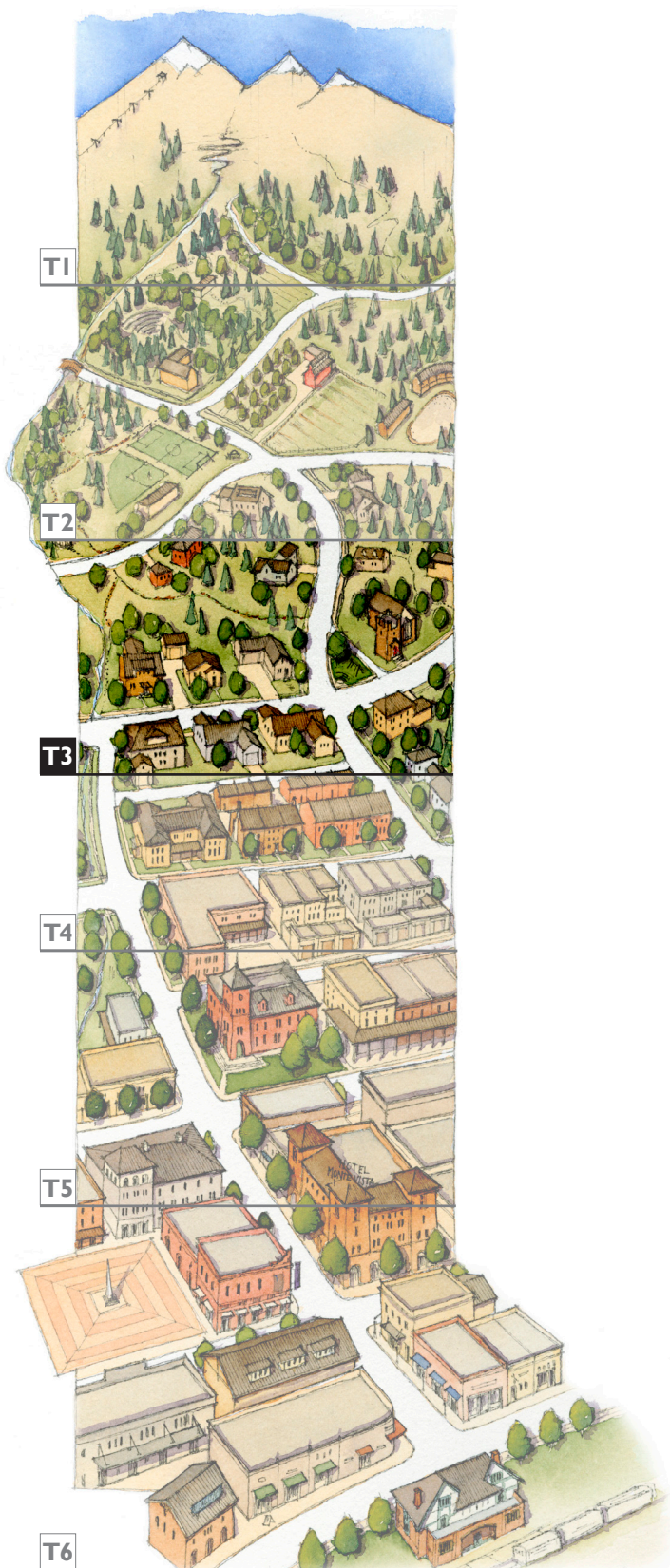
⁵Not allowed on the ground floor unless behind an allowed ground-floor use.

⁶UP required if liquor is sold or if facilities exceed 250 seats.

⁷Charter schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater.

(Section 10-40.40.050 amended by Ord. 2016-07, adopted Feb. 16, 2016)

This page intentionally left blank



10-40.40.060 T3 Neighborhood 2 (T3N.2) Standards

A. Zone Intent and Description

The primary intent of this Zone, in combination with a mix of other transect zones, is to create new walkable urban neighborhoods that are in character with Flagstaff's older neighborhoods. These neighborhoods are compact enough to support basic public transit alternatives. While residential is the primary use type, homeowner offices and small neighborhood supporting uses, such as music classes and artist studios, are encouraged in ancillary buildings to further reinforce the walkability of the neighborhood.

This Zone is intended to preserve and build upon the existing pattern of development. New development, renovations, and additions should therefore be in character and scale with existing valued patterns.

This Zone may also be applied to the creation of new neighborhoods in combination with, or independent of the T3N.1 Zone. It provides a higher maximum building height and smaller setbacks than T3N.1.

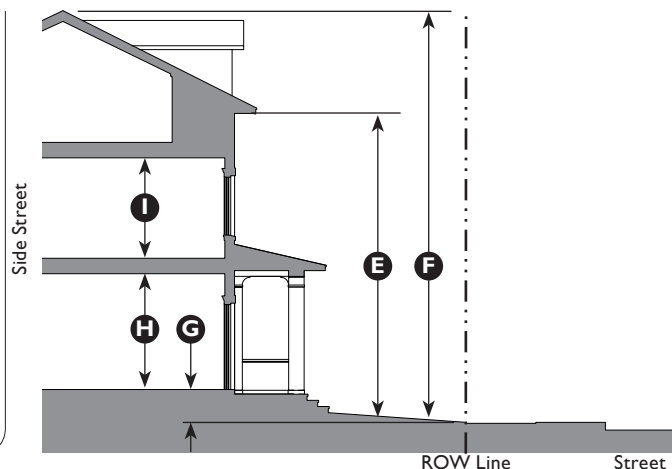
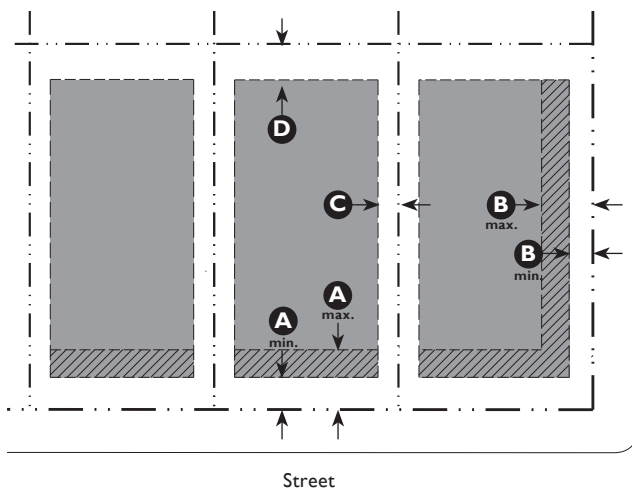
B. Allowed Building Types^{1,2}

Bungalow Court	Live/Work
Carriage House	Single-Family Cottage
Duplex, Front-and-Back	Single-Family Estate
Duplex, Side-by-Side	Single-Family House
Duplex, Stacked	

¹See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

²See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T3 Neighborhood 2 (T3N.2) Standards



Key

- ROW/Property Line ■ Building Area
 --- Building Setback Line ■ Façade Zone

C. Building Placement

Setback (Distance from ROW/Property Line)

Principal Building

Front ¹	12' min.; 25' max.	A
Front Façade within Façade Zone	50% min.	
Side Street/Civic Space	10' min.; 30' max.	B
Side ²	5' min.; 12' min.	
	combined	C
Rear	12' min.	D

Accessory Building or Structure

Front	20' min.
Side	3' min.; 6' max.
Rear	3' min.

¹ The setback may match an existing adjacent building as follows: the building may be placed to align with the façade of the front most immediately adjacent property, for a width no greater than that of the adjacent property's façade that encroaches into the minimum setback.

² No side setback is required along the shared property line between side-by-side duplexes.

D. Building Form³

Height

Principal Building

Stories	3 stories max.	
To Eave/Parapet	32' max.	E
Overall	44' max.	F

Accessory Building, Accessory

Structure or Carriage House

Stories	2 stories max.
To Eave/Parapet	18' max.
Overall	28' max.

Ground Floor Finish Level:	18" min. above	G
----------------------------	----------------	----------

Principal Building	sidewalk
--------------------	----------

Ground Floor Ceiling	8' min. clear	H
----------------------	---------------	----------

Upper Floor(s) Ceiling	8' min. clear	I
------------------------	---------------	----------

³ See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

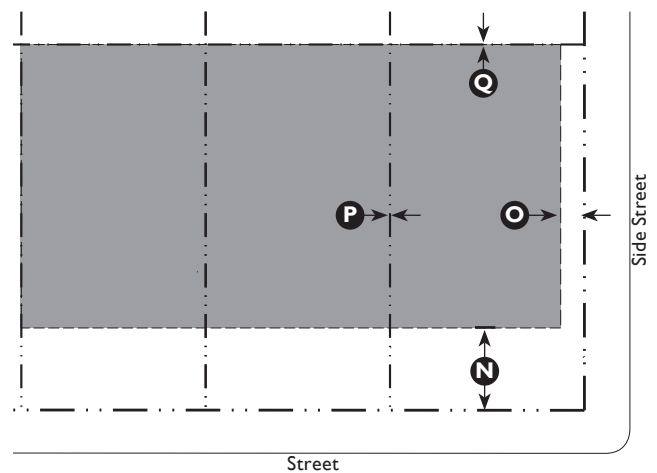
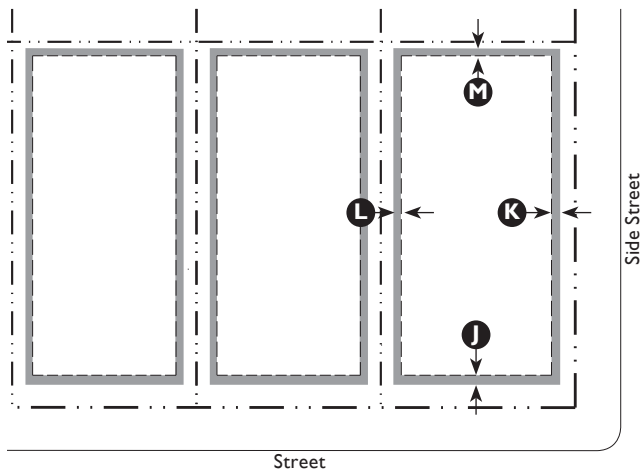
Footprint

Lot Coverage	50% max.
--------------	----------

Miscellaneous

Mansard roof forms are not allowed.

T3 Neighborhood 2 (T3N.2) Standards

**Key**

- ROW/Property Line ■ Encroachment Area
 --- Building Setback Line

E. Encroachments and Frontage Types**Encroachments⁴**

Front	5' max.	J
Side Street/Civic Space	5' max.	K
Side	3' max.	L
Rear		M
Property Line	5' max.	
Rear Lane or Alley	5' max.	

Encroachments are not allowed within a street ROW.

⁴ See Division 10-50.40 (Encroachments) for allowed encroachments.

Allowed Private Frontage Types⁵

Common Yard	Stoop
Porch	

⁵ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

Key

- ROW/Property Line ■ Parking Area
 --- Parking Setback Line

F. Required Parking**Spaces⁶**

Residential Uses		
Studio/1 Bedroom	1 space/unit min.	
2+ Bedrooms	2 spaces/unit min.	
Retail Trade, Service Uses	2 spaces/1,000 sf min.	

⁶ Land use types not listed above shall meet the requirements in Table 10-50.80.040.A (Number of Motor Vehicle Parking Spaces Required).

Location (Setback from ROW/Property Line)

Front		N
Covered/Attached	40' min.	
Uncovered	Match front façade min.	
Side Street/Civic Space	5' min.	O
Side	0' min.	P
Rear	0' min.	Q

Miscellaneous

Linear Feet of Front or Side

Façade that may be Garage 35% max.

See Division 10-50.80 (Parking Standards) for additional parking regulations.

T3 Neighborhood 2 (T3N.2) Standards

G. Sustainable Features^{1,2}

Storm Water Features		Water Conservation	
Biofiltration Facility	A	Cisterns	A
Disconnected Downspouts	A	Greywater - Simple	A
Flow Through and Infiltration Planters	A	Rain Barrels	A
Infiltration Trench	A	Energy Features	
Level Spreader	A	Accessory Wind Energy System	A
Porous Paving	A	Alternative Paving	A
Rain Garden	A	Biomass	-
Riffle Pools	A	Geothermal Energy	-
Swale		Solar	
Biofiltration	A	Farm	-
Vegetated/Rock	A	Parking Lot Lighting	A
Urban Channel	A	Roof Paneling	A
Vegetated Roof	A	Water Heaters	A

Key

A Allowed

- Not Allowed

End Notes

¹See Division 10-30.70 (Residential Sustainable Building Standards) for additional sustainability regulations.

²Sustainable features marked as Not Allowed may be approved by the Director and Stormwater Manager if it can be demonstrated that the proposed sustainable feature can be installed consistent with the intent and character of the transect zone.

T3 Neighborhood 2 (T3N.2) Standards

H. Allowed Uses

Land Use ³	Specific Use Regulations	T3N.2
Residential		
Accessory Building and Structures	10-40.60.020	P
Accessory Dwelling Unit	10-40.60.030	P
Co-Housing	10-40.60.120	P
Congregate Care Facilities		UP
Dwelling: Multiple-Family		P
Dwelling: Single-Family		P
Duplex		P
Group Home		P
Home Occupation	10-40.60.180	P
Institutional Residential	10-40.60.190	UP
Live/Work		P
Rooming and Boarding Facilities		UP
Recreation, Education & Public Assembly Uses		
Dance, Music or Studio ≤ 650 sf		P ⁴
Libraries, Museums		
≤ 2,500 sf		P
> 2,500 sf		UP
Meeting Facilities, Public and Private	10-40.60.230	P/UP ⁵
Outdoor Public Use, General		P
Schools - Private		P
Schools - Public & Charter		P ⁶
Retail Trade		

Land Use ³	Specific Use Regulations	T3N.2
Neighborhood Market		P
≤ 1,500 sf		
Services		
Bed & Breakfast	10-40.60.110	P
Cemeteries		UP
Crematoriums		UP
Daycare	10-40.60.150	
Home		P
Centers		UP
Public Services		
Public Services Minor		P
Emergency Services		UP
Telecommunication Facilities		
Stealth Telecommunication Facilities	10-40.60.320	P
Transportation & Infrastructure		
Accessory Wind Energy Systems	10-40.60.040	P
Urban Agriculture		
Community Gardens	10-40.60.140	P

Key

P Permitted Use

UP Conditional Use Permit Required

End Notes

³See Chapter 10-80 (Definitions) for use type definitions.

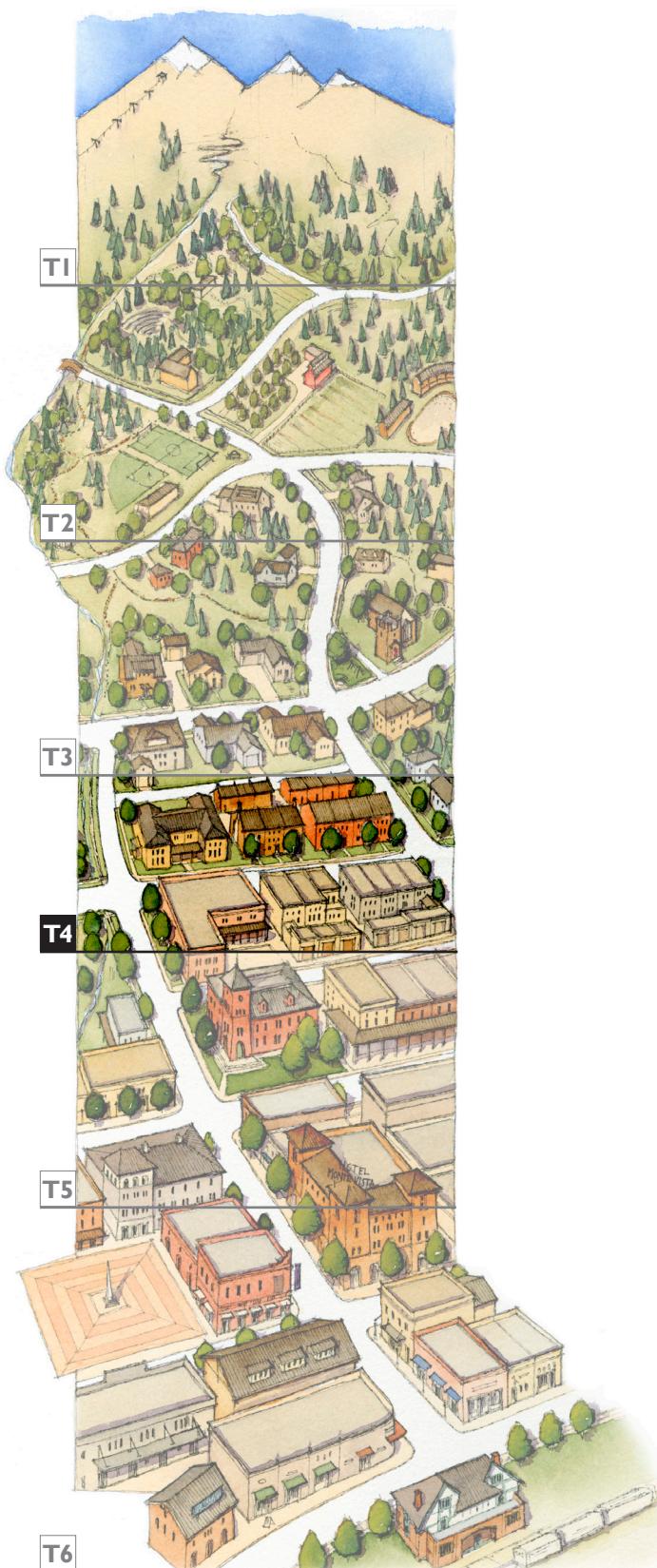
⁴Not allowed on the ground floor unless behind an allowed ground-floor use.

⁵UP required if liquor is sold or if facilities exceed 250 seats.

⁶Charter Schools proposed in existing single-family residences shall be located on residential lots 1 acre or greater.

(Section 10-40.40.060 amended by Ord. 2016-07, adopted Feb. 16, 2016)

This page intentionally left blank



10-40.40.070 T4 Neighborhood I (T4N.I) Standards

A. Zone Intent and Description

The primary intent of this Zone is to reinforce established neighborhoods and to maintain neighborhood stability in walkable urban areas, while allowing such areas to evolve with the integration of small building footprints and medium density building types. Appropriate dwelling units might include bungalow courts, duplexes, and apartment houses, which are typically smaller than those found in other zones. The mixture of building types and unit sizes provides a variety of housing choices which reinforces the walkable nature of the neighborhood, supports adjacent neighborhood-serving commercial uses, and supports basic public transportation alternatives.

While residential is the primary use type in T4N.I Zone, homeowner offices and small neighborhood supporting uses, such as music classes and artist studios, are encouraged in ancillary buildings to further reinforce the walkability of the neighborhood.

The intent of the T4N.I-O Sub-Zone is to provide the appropriate form and scale for areas that are transitional between commercial and residential uses, and to allow the neighborhood commercial areas to expand as the market demand grows. The intended form is the same as T4N.I, but the allowed range of use types is broader and includes commercial and other non-residential uses as well as residential uses.

The T4N.I Zone and T4N.I-O Sub-Zone may also be applied to the creation of new neighborhoods in combination with, or independent of, the T4N.2 Zone. They provide a lower maximum building height and larger setbacks than T4N.2.

B. Sub-Zones

T4N.I-O (Open)

C. Allowed Building Types^{1,3}

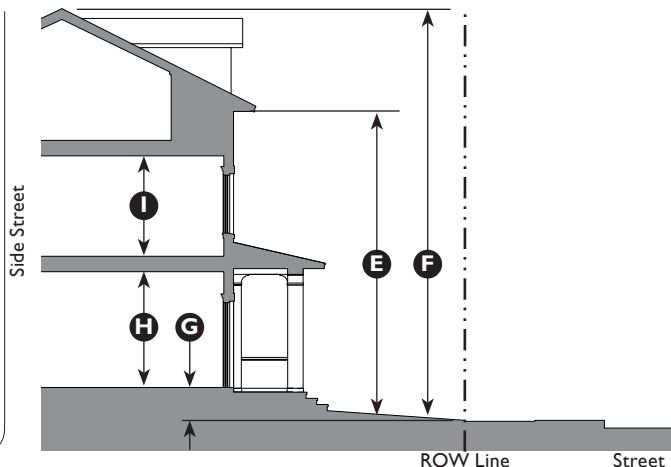
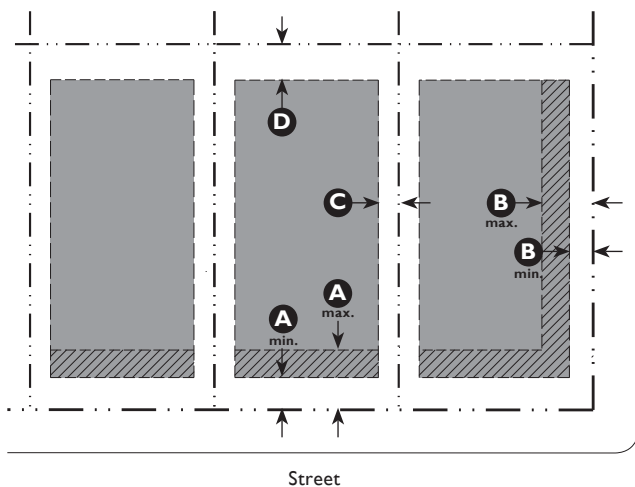
Apartment Building	Duplex, Stacked
Apartment House	Live/Work ²
Bungalow Court	Single-Family Cottage
Carriage House	Single-Family House
Courtyard Apartment	Stacked Triplex
Duplex, Front-and-Back	Townhouse
Duplex, Side-by-Side	

¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

² Allowed only in open sub-zone(s).

³ See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T4 Neighborhood I (T4N.I) Standards



Key

- ROW/Property Line ■ Building Area
 --- Building Setback Line ■ Façade Zone

D. Building Placement

Setback (Distance from ROW/Property Line)

Principal Building

Front ¹	15' min.; 30' max.	A
Front Façade within Façade Zone	50% min.	
Side Street/Civic Space	10' min.; 15' max.	B
Side ²	5' min., 12' min. combined	C
Rear	15' min.	D

Accessory Building or Structure

Front	20' min.
Side	0' min.; 3' max.
Rear	3' min.

¹ The setback may match an existing adjacent building as follows: the building may be placed to align with the façade of the front most immediately adjacent property, for a width no greater than that of the adjacent property's façade that encroaches into the minimum setback.

² No side setback is required along the shared property line between side-by-side duplexes.

Miscellaneous

Upper-floor units must have a primary entrance along a street façade or to a courtyard.

Ground-floor residential units along a street must have individual entries.

E. Building Form³

Height

Principal Building

Stories	3-½ stories max.	
To Eave/Parapet	34' max.	E
Overall	45' max.	F

Accessory Building, Accessory

Structure or Carriage House

Stories	2 Stories max.
To Eave/Parapet	18' max.
Overall	28' max.

Ground Floor Finish Level	18" min. above sidewalk	G
---------------------------	-------------------------	----------

Ground Floor Ceiling	8' min. clear	H
----------------------	---------------	----------

Upper Floor(s) Ceiling	8' min. clear	I
------------------------	---------------	----------

³ See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

Footprint

Depth, ground-floor residential
space along primary street

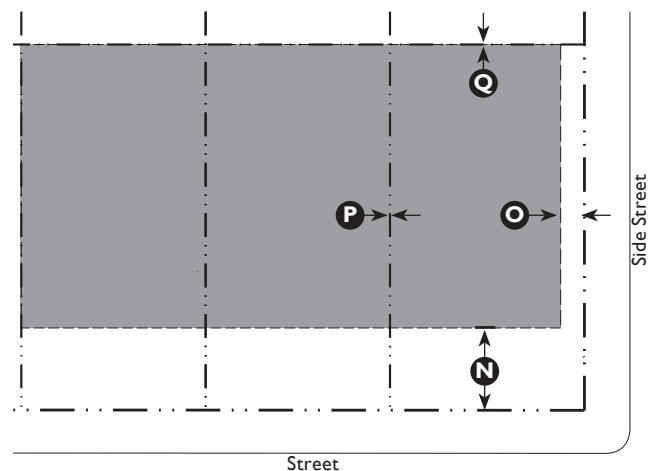
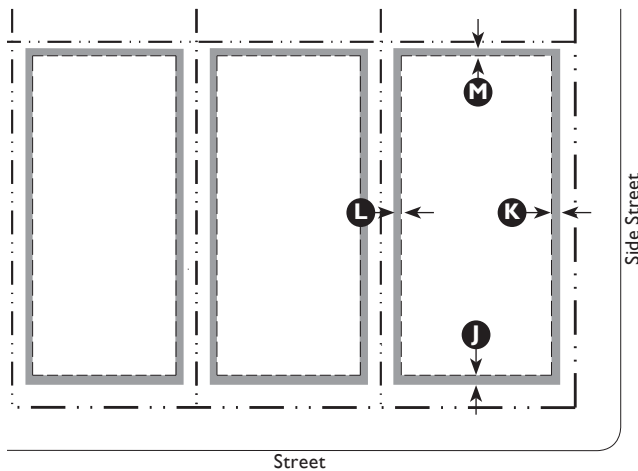
frontage	30' min.
----------	----------

Lot Coverage	60% max.
--------------	----------

Miscellaneous

Mansard roof forms are not allowed.

T4 Neighborhood I (T4N.I) Standards



Key

- ROW/Property Line
- Building Setback Line
- Encroachment Area

F. Frontage Types and Encroachments

Encroachments⁴

Front	5' max.	J
Side Street/Civic Space	5' max.	K
Side	3' max.	L
Rear		M
Property Line	0' max.	
Rear Lane or Alley	3' max.	

Encroachments are not allowed within a street ROW.

⁴See Division 10-50.40 (Encroachments) for allowed encroachments.

Allowed Private Frontage Types⁵

Stoop	Forecourt
Porch	

⁵See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

Key

- ROW/Property Line
- Parking Setback Line
- Parking Area

G. Required Parking

Spaces⁶

Residential Uses		
Studio/I Bedroom		1 space/unit min.
2+ Bedrooms		2 spaces/unit min.
Retail Trade, Service Uses		
≤2,000 sf		No spaces required
>2,000 sf		3 spaces/1,000 sf min. above first 2,000 sf

⁶Land use types not listed above shall meet the requirements in Table 10-50.80.040.A (Number of Motor Vehicle Parking Spaces Required).

Location (Setback from ROW/Property Line)

Front		N
Covered/Attached	50' min.	
Uncovered	Match front façade min.	
Side Street/Civic Space	5' min.	O
Side	0' min.	P
Rear	0' min.	Q

Miscellaneous

Linear Feet of Front or Side

Façade that may be Garage	35% max.
---------------------------	----------

See Division 10-50.80 (Parking Standards) for additional parking regulations.

T4 Neighborhood I (T4N.I) Standards

H. Sustainable Features^{1,2}

Storm Water Features		Water Conservation	
Biofiltration Facility	A	Cisterns	A
Disconnected Downspouts	A	Greywater - Simple	A
Flow Through and Infiltration Planters	A	Rain Barrels	A
Infiltration Trench	A	Energy Features	
Level Spreader	A	Accessory Wind Energy System	A
Porous Paving	A	Alternative Paving	A
Rain Garden	A	Biomass	-
Riffle Pools	A	Geothermal Energy	A
Swale		Solar	
Biofiltration	-	Farm	-
Vegetated/Rock	A	Parking Lot Lighting	A
Urban Channel	A	Roof Paneling	A
Vegetated Roof	A	Water Heaters	A

Key

A Allowed

- Not Allowed

End Notes

¹See Division 10-30.70 (Residential Sustainable Building Standards) for additional sustainability regulations.

²Sustainable features marked as Not Allowed may be approved by the Director and Stormwater Manager if it can be demonstrated that the proposed sustainable feature can be installed consistent with the intent and character of the transect zone.

T4 Neighborhood I (T4N.I) Standards

I. Allowed Uses

Land Use ³	Specific Use Regulations	T4N.I	T4N.I-O
Residential			
Accessory Building and Structures	10-40.60.020	P ⁴	P ⁴
Accessory Dwelling Unit	10-40.60.030	P	P
Co-Housing	10-40.60.120	P	P
Congregate Care Facilities		P	P
Dwelling: Multiple-Family		P	P
Dwelling: Single-Family		P	P
Duplex		P	P
Group Home		P	P
Home Occupation	10-40.60.180	P	P
Institutional Residential	10-40.60.190	UP	UP
Live/Work		-	P
Rooming and Boarding Facilities		UP	UP
Recreation, Education & Public Assembly			
Libraries, Museums			
≤ 2,500 sf		P	P
> 2,500 sf		UP	UP
Meeting Facilities, Public and Private	10-40.60.230	P ⁵	P ⁵
Schools - Private		P	P
Schools - Public & Charter		P	P
Retail Trade			
Bars/Taverns		-	P
General Retail Businesses, except with any of the following features		-	P
Drive-Through		-	-
Floor Area ≥ 3,500 sf		-	UP
Markets			
Neighborhood Market		-	P
≤ 2,500 sf			
Micro-brewery/Micro-distillery	10-40.60.240	-	P
Restaurant, or Cafés		-	P

Land Use ³	Specific Use Regulations	T4N.I	T4N.I-O
Services			
ATM		-	P
Bed & Breakfast	10-40.60.110	P	P
Cemeteries		UP	UP
Crematorium		--	UP
Daycare	10-40.60.150		
Home		P	P
Centers		UP	UP
Funeral Homes, Chapels, Mortuaries		-	P
General Services		-	P
Lodging			
≤ 15 rooms		-	P
Offices		-	P
Public Services			
Public Services Minor		P	P
Emergency Services		UP	UP
Veterinary Clinics		-	P
Telecommunication Facilities			
Stealth Telecommunication Facilities	10-40.60.320	P	P
Transportation & Infrastructure			
Accessory Wind Energy Systems	10-40.60.040	P	P
Urban Agriculture			
Community Gardens	10-40.60.140	P	P

Key

P Permitted Use

UP Conditional Use Permit Required

- Use Not Allowed

End Notes

³See Chapter 10-80 (Definitions) for use type definitions.

⁴Not allowed on the ground floor unless behind an allowed ground-floor use.

⁵UP required if liquor is sold or if facilities exceed 250 seats.

(Section 10-40.40.070 amended by Ord. 2016-07, adopted Feb. 16, 2016)

This page intentionally left blank

10-40.40.080 T4 Neighborhood 2 (T4N.2) Standards

A. Zone Intent and Description

The primary intent of this Zone is to create new walkable urban neighborhoods that are in character with Flagstaff's older neighborhoods in combination with other transect zones. This Zone integrates small-footprint, medium-density building types, such as bungalow courts, duplexes, and apartment houses. Dwelling units within these building types are likely smaller than those found in other zones. The mixture of building types and unit sizes provides a variety of housing choices which reinforces the walkable nature of the neighborhood, supports adjacent neighborhood-serving commercial uses, and supports basic public transportation alternatives.

While residential is the primary use type in T4N.2 Zone, homeowner offices and small neighborhood supporting uses, such as music classes and artist studios, are encouraged in ancillary buildings to further reinforce the walkability of these neighborhoods.

The intent of the T4N.2-O Sub-Zone is to provide the appropriate form and scale for areas that are transitional between commercial and residential uses, and to allow the neighborhood commercial areas to expand as the market demand grows. The intended form is the same as T4N.2, but the allowed range of use types is broader and includes commercial and other non-residential uses as well as residential uses.

The T4N.2 Zone and T4N.2-O Sub-Zone can also be used for application to the creation of new neighborhoods in combination with, or independent of, the T4N.1 Zone. They provide a higher maximum building height and smaller setbacks than T4N.1.

B. Sub-Zones

T4N.2-O (Open)

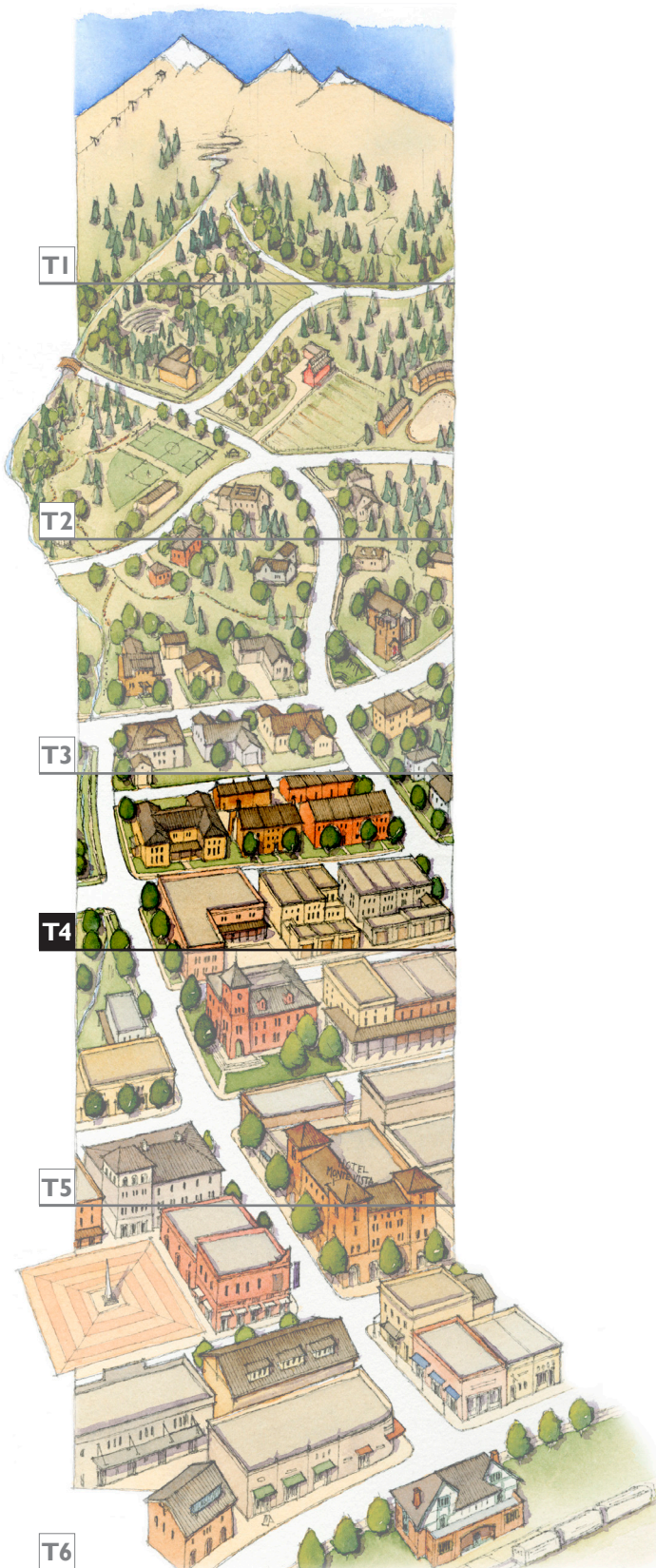
C. Allowed Building Types^{1,3}

Apartment Building	Duplex, Side-by-Side
Apartment House	Duplex, Stacked
Bungalow Court	Live/Work ²
Commercial Block ²	Single-Family Cottage
Carriage House	Single-Family House
Courtyard Apartment	Townhouse
Duplex, Front-and-Back	Stacked Triplex

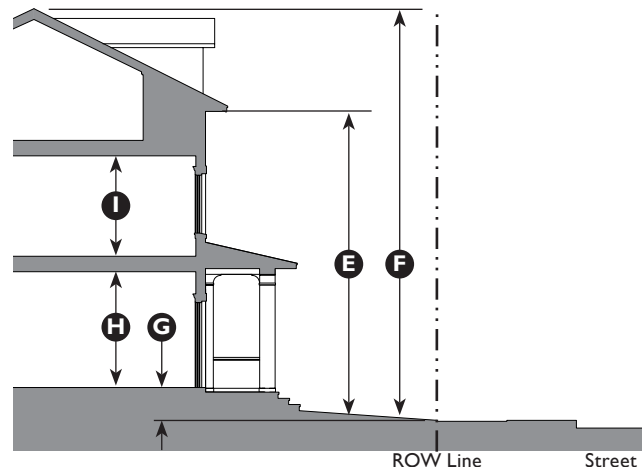
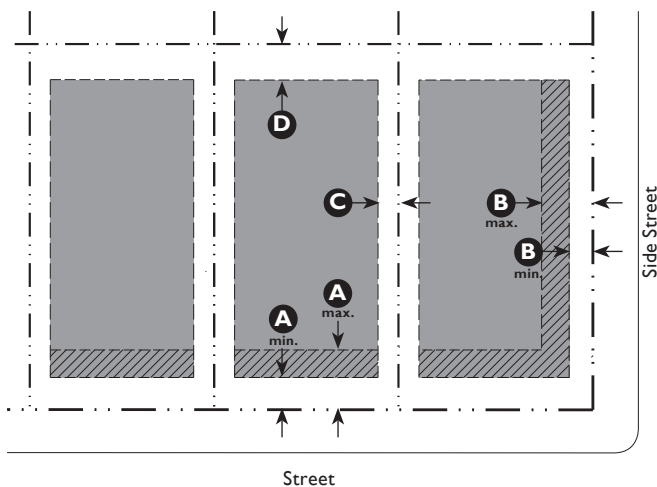
¹ See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

² Allowed only in open sub-zone(s).

³ See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.



T4 Neighborhood 2 (T4N.2) Standards



Key

- ROW/Property Line ■ Building Area
 --- Building Setback Line ■ Façade Zone

D. Building Placement

Setback (Distance from ROW/Property Line)

Principal Building

Front ¹	5' min.; 12' max.	A
Front Façade within Façade Zone	50% min.	
Side Street/Civic Space	10' min.; 15' max.	B
Side ²	3' min.	C
Rear	3' min.	D

Accessory Building or Structure

Front	20' min.
Side	0' min.; 3' max.
Rear	3' min.

¹The setback may match an existing adjacent building as follows: the building may be placed to align with the façade of the front most immediately adjacent property, for a width no greater than that of the adjacent property's façade that encroaches into the minimum setback.

²No side setback is required along the shared property line between side-by-side duplexes.

Miscellaneous

Upper-floor units must have a primary entrance along a street or courtyard façade.

Ground-floor residential units along a street must have individual entries.

E. Building Form³

Height

Principal Building

Stories	4 stories max.	
To Eave/Parapet	40' max.	E
Overall	52' max.	F

Accessory Building, Accessory Structure or Carriage House

Stories	2 stories max.
To Eave/Parapet	18' max.
Overall	28' max.

Ground Floor Finish Level	18" min. above sidewalk	G
---------------------------	-------------------------	----------

Ground Floor Ceiling	8' min. clear	H
----------------------	---------------	----------

Upper Floor(s) Ceiling	8' min. clear	I
------------------------	---------------	----------

³See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

Footprint

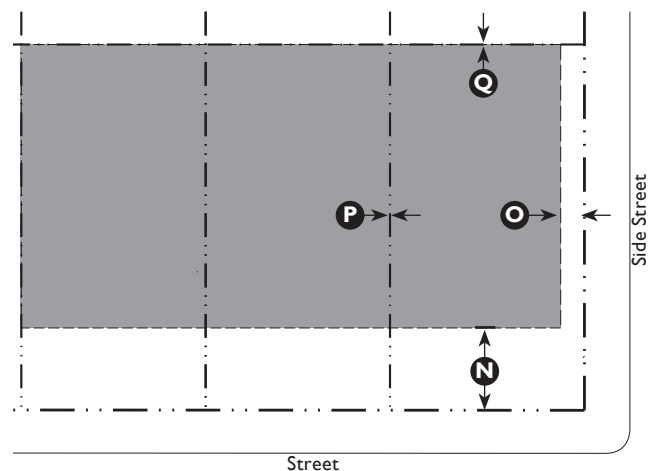
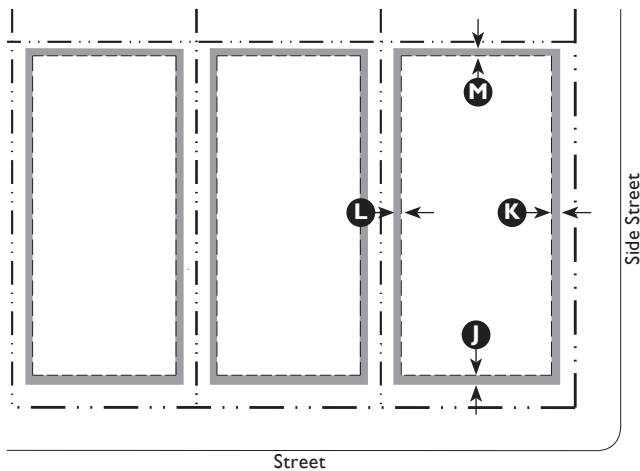
Depth, ground-floor residential	30' min.
space along primary street frontage	

Lot Coverage	80% max.
--------------	----------

Miscellaneous

Mansard roof forms are not allowed.

T4 Neighborhood 2 (T4N.2) Standards



Key

- ROW/Property Line
- Building Setback Line
- Encroachment Area

F. Encroachments and Frontage Types

Encroachments⁴

Front	5' max. ⁵	J
Side Street/Civic Space	5' max. ⁵	K
Side	3' max.	L
Rear		M
Property Line	0' max.	
Rear Lane or Alley	3' max.	

⁴ Galleries may encroach into street ROW. All other encroachments are not allowed within a street ROW.

⁵ See Division 10-50.40 (Encroachments) for allowed encroachments.

Allowed Private Frontage Types⁶

Stoop	Forecourt
Gallery ⁷	Terrace/Lightwell ⁷
Shopfront ⁷	Porch

⁶ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

⁷ Allowed only in open sub-zone(s).

Key

- ROW/Property Line
- Parking Setback Line
- Parking Area

G. Required Parking

Spaces⁸

Residential Uses		
Studio/I Bedroom		1 space/unit min.
2+ Bedrooms		2 spaces/unit min.
Retail Trade, Service Uses		
≤2,000 sf		No spaces required
>2,000 sf		3 spaces/1,000 sf min. above first 2,000 sf

⁸ Land use types not listed above shall meet the requirements in Table 10-50.80.040.A (Number of Motor Vehicle Parking Spaces Required).

Location (Setback from ROW/Property Line)

Front		N
Covered/Attached	30' min.	
Uncovered	Match front façade min.	
Side Street/Civic Space	5' min.	O
Side	0' min.	P
Rear	0' min.	Q

Miscellaneous

Linear Feet of Front or Side

Façade that may be Garage	35% max.
---------------------------	----------

See Division 10-50.80 (Parking Standards) for additional parking regulations.

T4 Neighborhood 2 (T4N.2) Standards**H. Sustainable Features^{1,2}**

Storm Water Features		Water Conservation	
Biofiltration Facility	A	Cisterns	A
Disconnected Downspouts	A	Greywater - Simple	A
Flow Through and Infiltration Planters	A	Rain Barrels	A
Infiltration Trench	A	Energy Features	
Level Spreader	A	Accessory Wind Energy System	A
Porous Paving	A	Alternative Paving	A
Rain Garden	A	Biomass	-
Riffle Pools	A	Geothermal Energy	A
Swale		Solar	
Biofiltration	-	Farm	-
Vegetated/Rock	A	Parking Lot Lighting	A
Urban Channel	A	Roof Paneling	A
Vegetated Roof	A	Water Heaters	A

Key

A Allowed

- Not Allowed

End Notes

¹See Division 10-30.70 (Residential Sustainable Building Standards) for additional sustainability regulations.

²Sustainable features marked as Not Allowed may be approved by the Director and Stormwater Manager if it can be demonstrated that the proposed sustainable feature can be installed consistent with the intent and character of the transect zone.

T4 Neighborhood 2 (T4N.2) Standards

I. Allowed Uses

Land Use ³	Specific Use Regulations	T4N.2	T4N.2-O
Residential			
Accessory Building and Structures	10-40.60.020	P ⁴	P ⁴
Accessory Dwelling Unit	10-40.60.030	P	P
Co-Housing	10-40.60.120	P	P
Congregate Care Facilities		P	P
Dwelling: Multiple-Family		P	P
Dwelling: Single-Family		P	P
Duplex		P	P
Group Home		P	P
Home Occupation	10-40.60.180	P	P
Institutional Residential	10-40.60.190	UP	UP
Live/Work		-	UP
Rooming and Boarding Facilities		UP	UP
Recreation, Education & Public Assembly			
Libraries, Museums			
≤ 2,500 sf		P	P
> 2,500 sf		UP	UP
Meeting Facilities, Public and Private	10-40.60.230	P ⁵	P ⁵
Schools - Private		P	P
Schools - Public & Charter		P	P
Retail Trade			
Bars/Taverns		-	P
General Retail Businesses, except with any of the following features		-	P
Drive-Through		-	-
Floor area ≥ 3,500 sf		-	UP
Markets			
Neighborhood Market ≤ 2,500 sf		-	P
Micro-brewery/Micro-distillery	10-40.60.240	-	P
Restaurants or Cafés		-	P
Services			

Land Use ³	Specific Use Regulations	T4N.2	T4N.2-O
ATM		-	P
Bed & Breakfast	10-40.60.110	P	P
Cemeteries		UP	UP
Crematorium		UP	UP
Daycare	10-40.60.150		
Home Centers		P	P
		UP	UP
Funeral Homes, Chapels, Mortuaries		-	P
General Services		-	P
Lodging		UP	UP
Office		-	P
Public Services			
Public Services Minor		P	P
Emergency Services		UP	UP
Veterinary Clinics		-	P
Telecommunication Facilities			
Stealth Telecommunication Facilities	10-40.60.320	P	P
Transportation & Infrastructure			
Accessory Wind Energy Systems	10-40.60.040	P	P
Urban Agriculture			
Community Gardens	10-40.60.140	P	P

Key

P	Permitted Use
UP	Conditional Use Permit Required
-	Use Not Allowed

End Notes

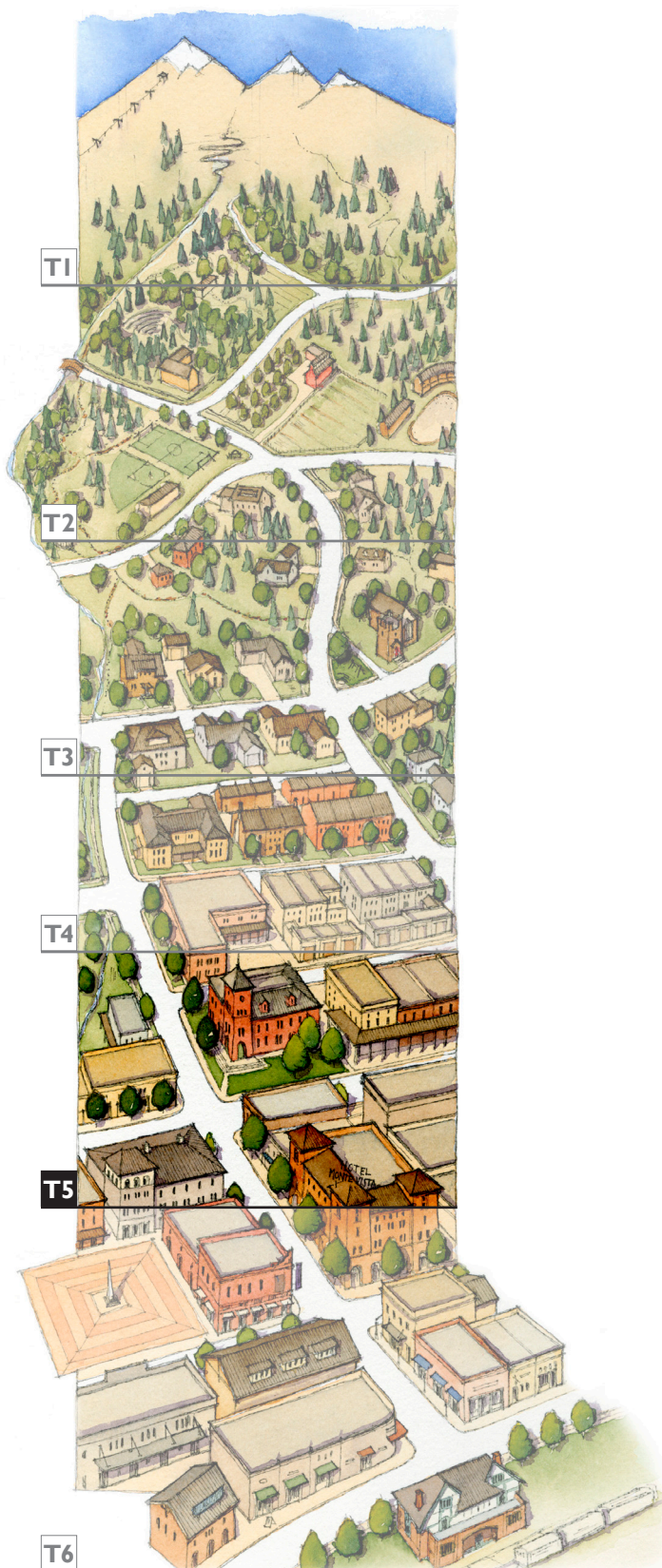
³See Chapter 10-80 (Definitions) for use type definitions.

⁴Not allowed on the ground floor unless behind an allowed ground-floor use.

⁵UP required if liquor is sold or if facilities exceed 250 seats.

(Section 10-40.40.080 amended by Ord. 2016-07, adopted Feb. 16, 2016)

This page intentionally left blank



10-40.40.090 T5 Main Street (T5) Standards

A. Zone Intent and Description

The primary intent of this Zone is to reinforce the vitality of the downtown area adjacent to the core, to allow it to expand and evolve, and to provide an appropriate transition into existing neighborhoods. It provides neighborhood-serving commercial and retail uses in a main street form, and provides a variety of urban housing choices, typically in smaller units. These aspects reinforce the walkable nature of the neighborhood, and support basic public transportation alternatives.

The intent of the T5-O Sub-Zone is to provide the appropriate form and scale for areas that are transitional between commercial and residential uses, and to allow the neighborhood commercial areas to expand as the market demand grows. The intended form of this Zone is the same as T5, but the allowed range of use types is broader, residential uses are allowed on the ground floor, and the Courtyard Apartment Building Type is allowed.

The Zone and Sub-Zone are intended to preserve and build upon the existing pattern of development. New development, renovations, and additions should be in character and scale with existing valued patterns.

B. Sub-Zones

T5-O (Open)

C. Allowed Building Types^{1,3}

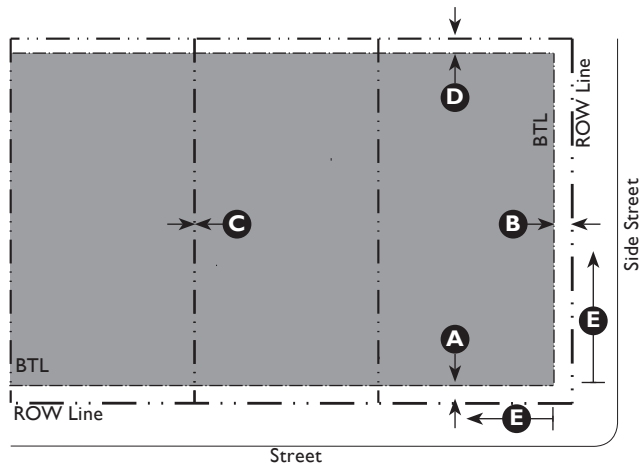
Apartment Building	Duplex, Front-and-Back ²
Apartment House	Duplex, Side-by-Side ²
Carriage House	Duplex, Stacked ²
Commercial Block	Live/Work
Courtyard Apartment ²	Stacked Triplex

¹See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

²Allowed only in open sub-zone(s).

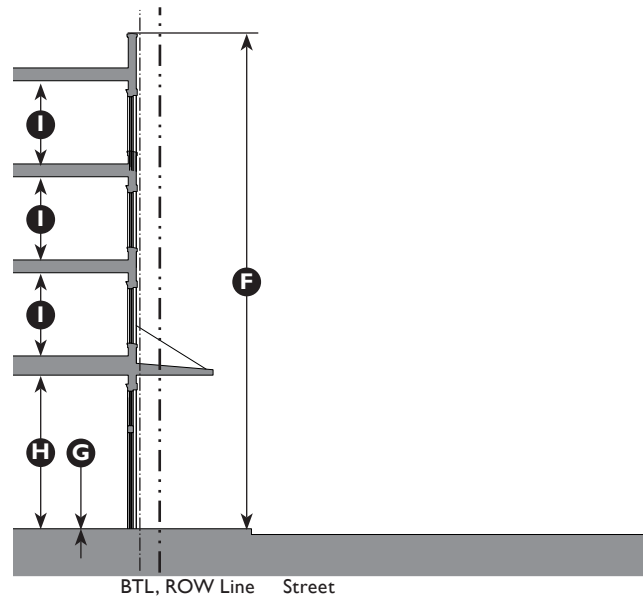
³ See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T5 Main Street (T5) Standards



Key

- ROW / Property Line --- Building Setback Line
 --- Build-to Line (BTL) ■ Building Area



D. Building Placement

Build-to Line (Distance from ROW/Property Line)

Principal Building		
Front	2'	A
Side Street	2'	B
BTL Defined by a Building	T5/T5-O	
Front	80% min./60% min.	
Side Street	60% min./40% min.	

Setback (Distance from ROW/Property Line)

Principal Building		
Side	0' min.; 24' max.	C
Rear	3' min.	D
Accessory Building or Structure		
Front	40' max. from rear Property Line	
Side	0' min.	
Rear	3' min.	

Miscellaneous

Street façades must be built to BTL within 30' of each street corner. **E**

The entire BTL must be defined by a building or a 24" to 48" high stucco or masonry wall.

Loading docks, overhead doors and other service entries shall not be located on front or street-facing façades.

E. Building Form¹

Height

Building	2 stories min.; 5 stories max.	F
Ground Floor Finish Level	6" max. above sidewalk	G
Ground Floor Ceiling	14' min. clear	H
Upper Floor(s) Ceiling	8' min. clear	I

¹ See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

Footprint

Lot Coverage	80% max. ²
Ground-floor commercial/flex/residential space along primary street frontage shall have a minimum depth of 30', excluding vertical circulation and parking.	

² 100% lot coverage with a Conditional Use Permit.

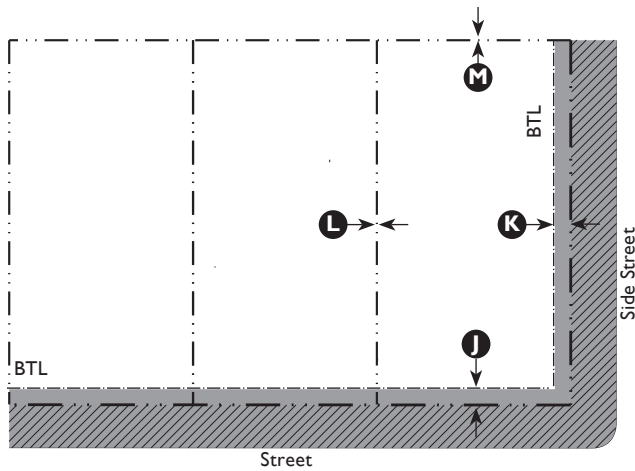
Miscellaneous

Distance between entries	50' max.
Mansard roof forms are not allowed.	

All upper floors must have a primary entrance along a street or courtyard facing façade.

Buildings wider than 100' must be designed to read as a series of buildings no wider than 75' each.

T5 Main Street (T5) Standards



Key

- ROW/Property Line
- Build-to Line (BTL)
- Setback Line
- Encroachment Area
- ▨ Gallery Encroachment Area

F. Encroachments and Frontage Types

Encroachments⁴

Front	2' max. ⁵	J
Side Street/Civic Space	2' max. ⁵	K
Side	0' max.	L
Rear		M
Property Line	0' max.	
Rear Lane	3' max.	

⁴ See Division 10-50.40 (Encroachments) for allowed encroachments.

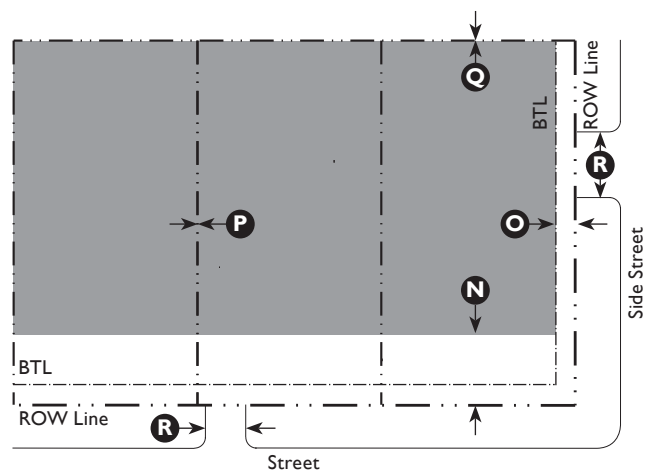
⁵ Awnings and galleries may encroach into street ROW to within 2' of face of curb. All other encroachments are not allowed within street ROW.

Allowed Private Frontage Types⁶

Forecourt	Stoop ⁷
Gallery	Terrace/Lightwell
Shopfront	Terrace Shopfront

⁶ See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.

⁷ Allowed only in open sub-zones.



Key

- ROW/Property Line
- Build-to Line (BTL)
- Parking Setback Line
- Parking Area

G. Required Parking

Spaces⁸

Residential Uses	1 space/1,500 sf min.
Retail Trade, Service Uses	
Ground Floor ≤2,000 sf	No spaces required
Ground Floor >2,000 sf	3 spaces/1,000 sf min. above first 2,000 sf
Upper Floors	3 spaces/1,000 sf min.

⁸ Land use types not listed above shall meet the requirements in Table 10-50.80.040.A (Number of Motor Vehicle Parking Spaces Required).

Location (Setback from ROW/Property Line)

Front		N
Ground Floor	50' min.	
Below Grade/Upper Floor(s)	2' min.	
Side Street/Civic Space	2' min.	O
Side	0' min.	P
Rear	0' min.	Q

Miscellaneous

Parking Drive Width		R
≤40 spaces	16' max.	
>40 spaces	20' max.	

See Division 10-50.80 (Parking Standards) for additional parking regulations.

T5 Main Street (T5) Standards

H. Sustainable Features^{1,2}

Storm Water Features		Water Conservation	
Biofiltration Facility	A	Cisterns	A
Disconnected Downspouts	A	Greywater - Simple	-
Flow Through and Infiltration Planters	A	Rain Barrels	A
Infiltration Trench	A	Energy Features	
Level Spreader	-	Accessory Wind Energy System	A
Porous Paving	A	Alternative Paving	A
Rain Garden	-	Biomass	-
Riffle Pools	A	Geothermal Energy	-
Swale		Solar	
Biofiltration	-	Farm	-
Vegetated/Rock	A	Parking Lot Lighting	A
Urban Channel	A	Roof Paneling	A
Vegetated Roof	A	Water Heaters	A

Key

A Allowed

- Not Allowed

End Notes

¹See Division 10-30.70 (Residential Sustainable Building Standards) for additional sustainability regulations.

²Sustainable features marked as Not Allowed may be approved by the Director and Stormwater Manager if it can be demonstrated that the proposed sustainable feature can be installed consistent with the intent and character of the transect zone.

T5 Main Street (T5) Standards

I. Allowed Uses

Land Use ³	Specific Use Regulations	T5	T5-O
Industrial, Manufacturing			
Manufacturing & Processing, Incidental		P	P
Residential			
Accessory Building and Structures	10-40.60.020	P ⁴	P
Accessory Dwelling Unit	10-40.60.030	P ⁴	P
Co-Housing	10-40.60.120	P ⁴	P
Congregate Care Facilities		UP ⁴	UP
Dwelling: Multiple-Family		P ⁴	P
Group Home		P ⁴	P
Home Occupation	10-40.60.180	P	P
Institutional Residential			
Custodial Care Facilities		UP ^{4,5}	UP
Nursing Homes		UP ⁴	UP
Homeless Shelter	10-40.60.190	UP ^{4,5}	UP
Sheltered Care Home		UP ^{4,5}	UP
Live/Work		P	P
Rooming and Boarding Facilities		UP ⁴	UP
Recreation, Education & Public Assembly Uses			
Commercial Recreation			
Facility, Indoor			
≤ 5,000 sf		P	P
> 5,000 sf		UP	UP
Libraries, Museums		P	P
Meeting Facilities, Public and Private	10-40.60.230	P ⁵	P ⁵
Schools - Private		P	P
Schools - Public & Charter		P	P
Theatres, Walk-in		P	P

Land Use ³	Specific Use Regulations	T5	T5-O
Retail Trade			
Bars/Taverns		P	P
General Retail Businesses, except with any of the following features		P	P
Drive-Through		-	-
Floor area ≥ 5,000 sf		UP	UP
Mixed Use		P	P
Micro-brewery/Micro-distillery	10-40.60.240	P	P
Restaurants or Cafés		P	P

Key

P	Permitted Use
UP	Conditional Use Permit Required
-	Use Not Allowed

End Notes

³See Chapter 10-80 (Definitions) for use type definitions.

⁴Not allowed on the ground floor unless behind an allowed ground-floor use.

⁵Conditional Use Permit is required if proximity between shelter facilities is less than ¼ mile.

⁶UP required if liquor is sold or if facilities exceed 250 seats.

⁷Residential uses, and residential properties listed on the National Historic Registry or within the Landmarks Overlay Zone, in T5 and T5-O Zones existing prior to the effective date of this Zoning Code are considered legal, conforming uses.

T5 Main Street (T5) Standards**I. Allowed Uses (Continued)**

Land Use ³	Specific Use Regulations	T5	T5-O
Services			
ATM		P	P
Bed & Breakfast	10-40.60.110	P	P
Crematorium		UP	UP
Daycare	10-40.60.150		
Home Centers		P UP	P UP
Dry-Cleaning, Pick-Up Only		P	P
Funeral Homes, Chapels, Mortuaries		P	P
General Services		P	P
Hospitals		UP ⁴	UP
Lodging		P	P
Office		P ⁴	P
Public Services			
Public Services Minor		P	P
Emergency Services		UP	UP
Veterinary Clinics		P ⁴	P
Transportation & Infrastructure			
Accessory Wind Energy Systems	10-40.60.040	P	P
Garages, Off Street		P ⁴	P ⁴
Parking Lots, Off Street		P ⁴	P ⁴

Land Use ³	Specific Use Regulations	T5	T5-O
Telecommunication Facilities			
AM Broadcasting Facilities	10-40.60.320	UP	UP
Antenna-supporting Structure	10-40.60.320	UP	UP
Attached Telecommunication Facilities	10-40.60.320		
Collocation Facility	10-40.60.320	P	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.320	P	P
Stealth Telecommunication Facilities	10-40.60.320	P	P
Urban Agriculture			
Community Gardens	10-40.60.140	P	P
Vehicle Sales and Services			
Automobile/Vehicle Sales, new and used		P	P
Automobile/Vehicle Repair			
Garage	10-40.60.100		
Minor		P ⁴	P ⁴
Major		UP ⁴	UP ⁴

Key

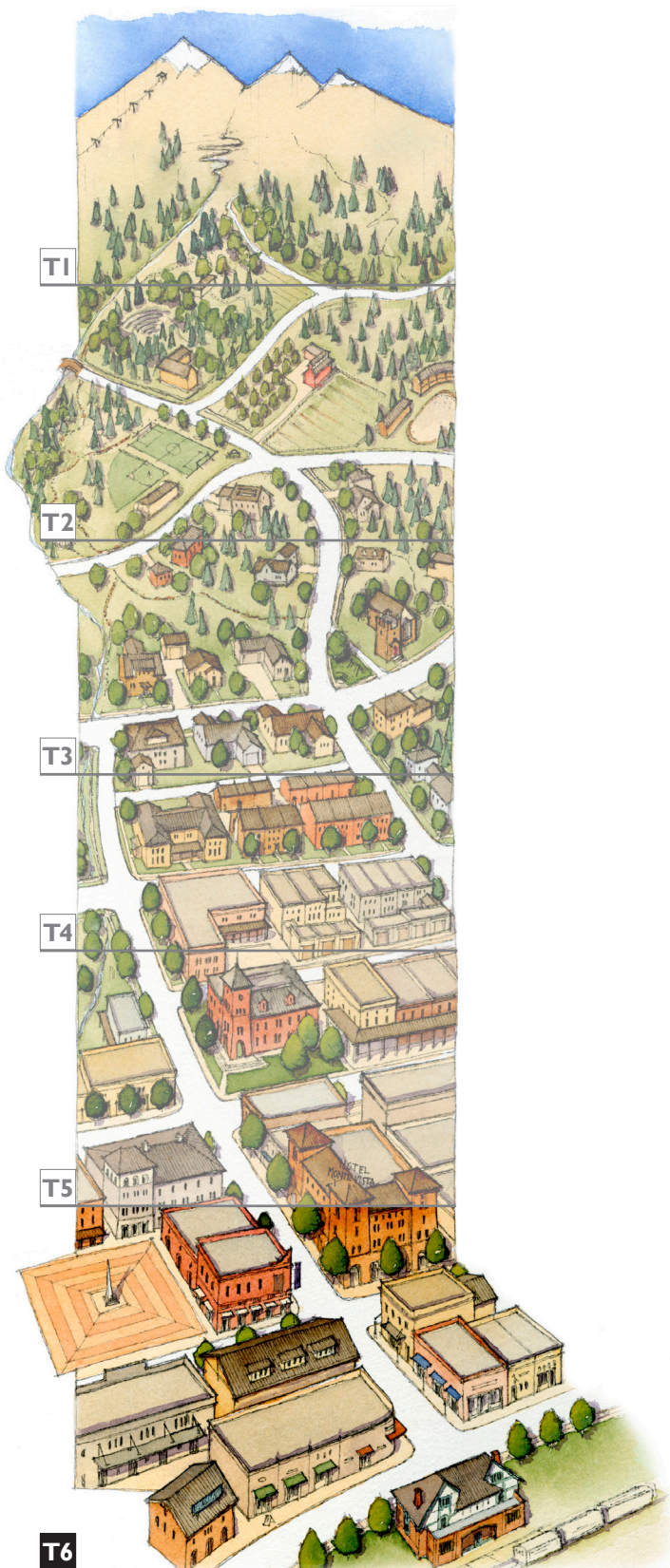
P Permitted Use

UP Conditional Use Permit Required

— Use Not Allowed

End Notes³See Chapter 10-80 (Definitions) for use type definitions.⁴Not allowed on the ground floor unless behind an allowed ground-floor use.

(Section 10-40.40.090 amended by Ord. 2016-07, adopted Feb. 16, 2016)



10-40.40.100 T6 Downtown (T6) Standards

A. Zone Intent and Description

The primary intent of this Zone is to reinforce and enhance the vibrant, walkable urban downtown core, and to enable it to evolve into a complete neighborhood. This Zone allows a wide range of uses including the following: locally and regionally serving commercial, retail, and entertainment; civic and public, and; a variety of housing choices. These aspects reinforce the walkable nature of the neighborhood, and provide a primary hub for public transportation alternatives.

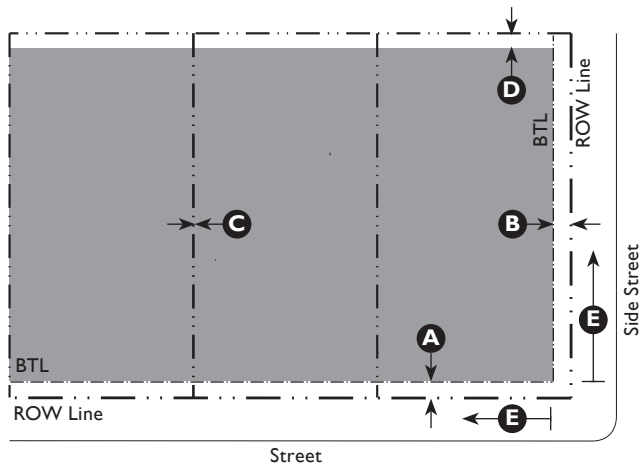
This Zone is intended to preserve and build upon the existing pattern of development. New development, renovations, and additions should therefore be in character and scale with existing valued patterns.

B. Allowed Building Types^{1,2}

Commercial Block	Live/Work
See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.	See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

¹See Division 10-50.110 (Specific to Building Types) for building type descriptions and regulations.

²See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

T6 Downtown (T6) Standards**Key**

- - - - ROW/Property Line - - - - Building Setback Line
 - - - - Build-to Line (BTL) ■ Building Area

C. Building Placement**Build-to Line (Distance from ROW/Property Line)**

Principal Building		
Front	2'	A
Side Street	2'	B

BTL Defined by a Building

Front	100%
Side Street	80% min.

Setback (Distance from ROW/Property Line)

Principal Building		
Side	0' min.; 24' max.	C
Rear	3' min.	D

Accessory Building or Structure

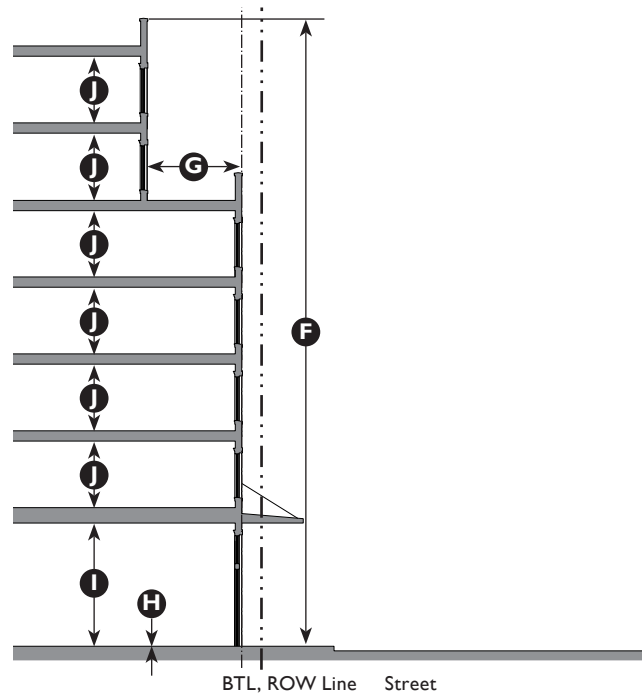
Front	40' max. from rear Property Line
Side	0' min.
Rear	3' min.

Miscellaneous

Street façades must be built to BTL within 50' of each street corner. **E**

The entire BTL must be defined by a building or a 24" to 48" high stucco or masonry wall.

Loading docks, overhead doors and other service entries shall not be located on front or street-facing façades.

**D. Building Form¹****Height**

Building	2 stories min.; 7 stories max.	F
Setback Above 5th Floor	15' min.	G
Ground Floor Finish Level	6" max. above sidewalk	H
Ground Floor Ceiling	14' min. clear	I
Upper Floor(s) Ceiling	9' min. clear	J

¹ See Divisions 10-50.30 (Building Height) and 10-50.110 (Specific to Building Types) for additional building form regulations.

Footprint

Lot Coverage	80% max. ²
Ground-floor commercial/flex/residential space along primary street frontage shall have a minimum depth of 30', excluding vertical circulation and parking.	

² 100% lot coverage may be attained through a Conditional Use Permit.

Miscellaneous

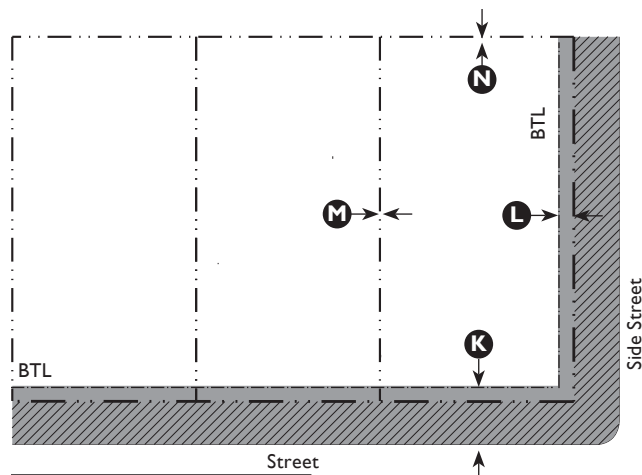
Distance between entries 50' max.

Mansard roof forms are not allowed.

All upper floors must have a primary entrance along a street or courtyard.

Buildings wider than 150' must be designed to read as a series of buildings no wider than 100' each.

T6 Downtown (T6) Standards



Key

- ROW/Property Line
- Build-to Line (BTL)
- Building Setback Line
- Encroachment Area
- ▨ Gallery Encroachment Area

E. Encroachments and Frontage Types

Encroachments³

Front	2' max. ⁴	K
Side Street/Civic Space	2' max. ⁴	L
Side	0' max.	M
Rear		N
Property Line	0' max.	
Rear Lane or Alley	3' max.	

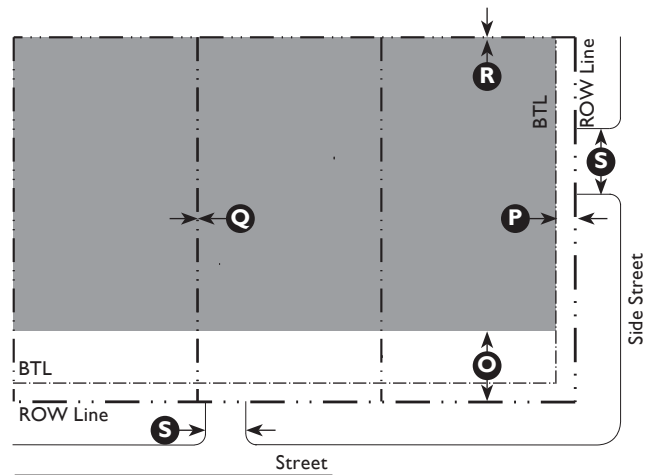
³See Division 10-50.40 (Encroachments) for allowed encroachments.

⁴Awnings and galleries may encroach into street ROW to within 2' of face of curb. All other encroachments are not allowed within street ROW.

Allowed Private Frontage Types⁵

Terrace/Lightwell	Gallery
Shopfront	Terrace Shopfront
Forecourt	

⁵See Division 10-50.120 (Specific to Private Frontages) for private frontage type descriptions and regulations.



Key

- ROW / Property Line
- Build-to Line (BTL)
- Setback Line
- Parking Area

F. Required Parking

Spaces⁶

Residential Uses	1 space/1,500 sf min.
Retail Trade, Service Uses	
Ground Floor ≤2,000 sf	No spaces required
Ground Floor >2,000 sf	2 spaces/1,000 sf min. above first 2,000 sf
Upper Floors	2 spaces/1,000 sf min.

⁶Land use types not listed above shall meet the requirements in Table 10-50.80.040.A (Number of Motor Vehicle Parking Spaces Required).

Location (Distance from ROW/Property Line)

Front		O
Ground Floor	50' min.	
Below Grade/Upper Floor(s)	2' min.	
Side Street/Civic Space		P
Ground Floor	30' min.	
Below Grade/Upper Floor(s)	2' min.	
Side	0' min.	Q
Rear	0' min.	R

Miscellaneous

Parking Drive Width		S
≤40 spaces	16' max.	
>40 spaces	20' max.	

See Division 10-50.80 (Parking Standards) for additional parking regulations.

T6 Downtown (T6) Standards**G. Sustainable Features^{1,2}**

Storm Water Features		Water Conservation	
Biofiltration Facility	-	Cisterns	A
Disconnected Downspouts	A	Greywater - Simple	-
Flow Through and Infiltration Planters	A	Rain Barrels	-
Infiltration Trench	-	Energy Features	
Level Spreader	-	Accessory Wind Energy System	A
Porous Paving	A	Alternative Paving	A
Rain Garden	-	Biomass	-
Riffle Pools	A	Geothermal Energy	-
Swale		Solar	
Biofiltration	-	Farm	-
Vegetated/Rock	A	Parking Lot Lighting	A
Urban Channel	A	Roof Paneling	A
Vegetated Roof	A	Water Heaters	A

Key

A Allowed

- Not Allowed

End Notes

¹See Division 10-30.70 (Residential Sustainable Building Standards) for additional sustainability regulations.

²Sustainable features marked as Not Allowed may be approved by the Director and Stormwater Manager if it can be demonstrated that the proposed sustainable feature can be installed consistent with the intent and character of the transect zone.

T6 Downtown (T6) Standards

H. Allowed Uses

Land Use ³	Specific Use Regulations	T6
Residential⁷		
Accessory Building and Structures	10-40.60.020	P ⁴
Accessory Dwelling Unit	10-40.60.030	P ⁴
Co-Housing	10-40.60.120	P ⁴
Congregate Care Facilities		UP ⁴
Dwelling: Multiple-Family		P ⁴
Group Home		P ⁴
Home Occupation	10-40.60.180	P
Institutional Residential		
Custodial Care Facilities		UP ^{4, 5}
Nursing Homes		UP ⁴
Homeless Shelter		UP ^{4, 5}
Sheltered Care Home		UP ^{4, 5}
Live/Work		P
Mixed Use		P
Rooming and Boarding Facilities		UP ⁴

Land Use ³	Specific Use Regulations	T6
Recreation, Education, & Public Assembly		
Commercial Recreation Facility,		
Indoor		
≤ 5,000 sf		P
> 5,000 sf		UP
Libraries, Museums		P
Meeting Facilities, Public and		
Private	10-40.60.230	P ^{4,6}
Schools - Private		P
Schools - Public & Charter		P
Theatres, Walk-in		P
Retail Trade		
Bars/Taverns		P
General Retail Businesses, except with any of the following features		P
Drive-through		-
Floor area ≥ 5,000 sf		UP
Micro-brewery and Micro-distillery	10-40.60.240	P
Restaurants or Cafés		P
Services		
ATM		P
Daycare	10-40.60.150	

Key

P	Permitted Use
UP	Conditional Use Permit Required
—	Use Not Allowed

End Notes

³See Chapter 10-80 (Definitions) for use type definitions.

⁴Not allowed on the ground floor unless behind an allowed ground-floor use.

⁵ Conditional Use Permit is required if proximity between shelter facilities is less than ¼ mile.

⁶UP required if liquor is sold or if facilities exceed 250 seats.

⁷ Residential uses, and residential properties listed on the National Historic Registry or within the Landmarks Overlay Zone, in the T6 Zone existing prior to the effective date of this Zoning Code are considered legal, conforming uses.

T6 Downtown (T6) Standards**H. Allowed Uses (Continued)**

Land Use ³	Specific Use Regulations	T6
Home		P
Centers		UP
Dry-cleaning, Pick-up Only		P
Funeral Homes, Mortuaries		UP
General Services		P
Hospitals		UP
Lodging		P
Office		P
Public Services		
Public Services Major		P
Emergency Services		UP
Transportation & Infrastructure		
Accessory Wind Energy		
Systems	10-40.60.040	P
Garages, Off Street		P ⁴
Parking Lots, Off Street	10-50.80	P ⁴
Passenger Transportation		
Facilities		P ⁸
Industrial, Manufacturing, Processing & Wholesaling		
Manufacturing/Processing - Incidental		P

Land Use ³	Specific Use Regulations	T6
Urban Agriculture		
Community Gardens	10-40.60.140	P
Vehicle Sales and Services		
Automobile/Vehicle Sales, new and used		UP
Telecommunication Facilities		
AM Broadcasting Facilities	10-40.60.320	UP
Antenna-Supporting Structure	10-40.60.320	UP
Attached Telecommunication Facilities	10-40.60.320	P
Collocation Facility	10-40.60.320	P
FM/DTV/Low Wattage AM Broadcasting Facilities	10-40.60.320	P
Stealth Telecommunication Facilities	10-40.60.320	P

Key

P Permitted Use

UP Conditional Use Permit Required

— Use Not Allowed

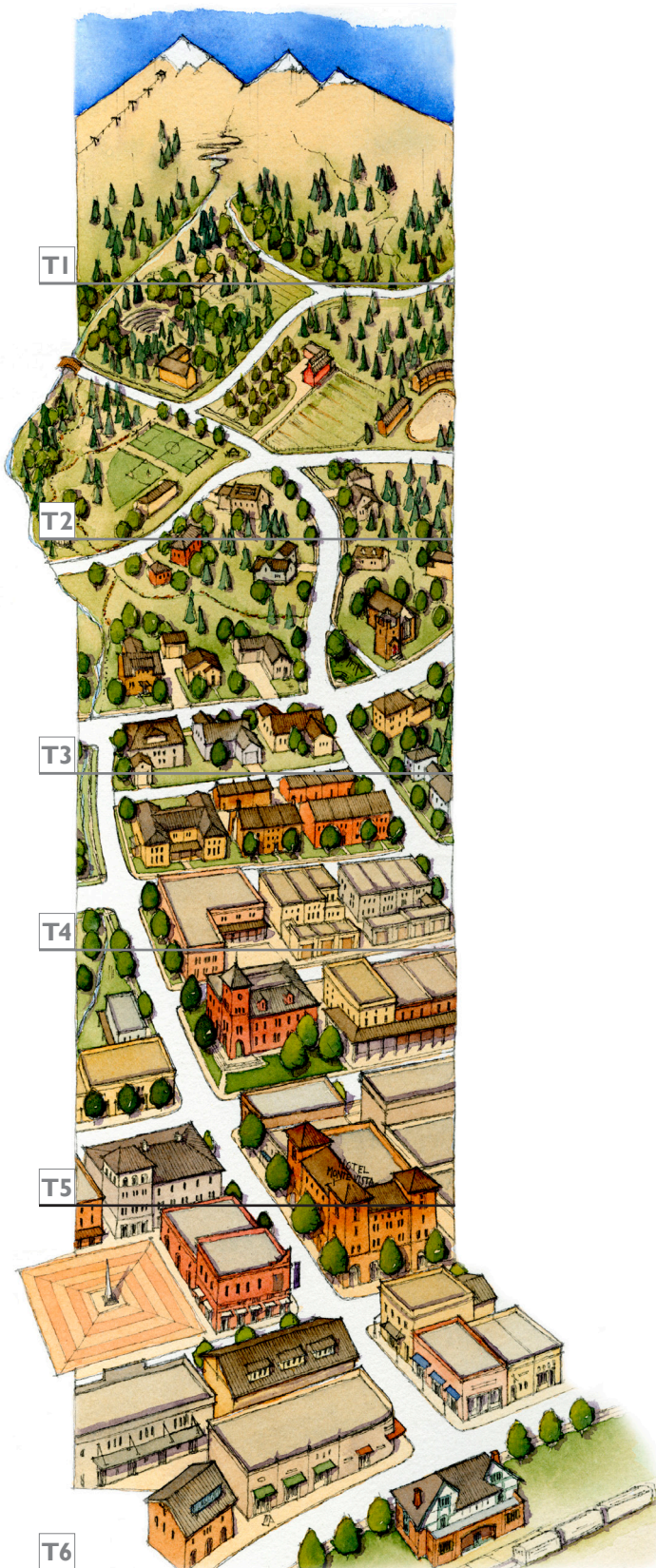
End Notes³See Chapter 10-80 (Definitions) for use type definitions.⁴Not allowed on the ground floor unless behind an allowed ground-floor use.⁸Passenger facilities shall be on the ground floor with access to a public street or a public space.

(Section 10-40.40.100 amended by Ord. 2016-07, adopted Feb. 16, 2016)

10-40.40.110 Traditional Neighborhood District (TND) Standards**Applicability**

The TND Zone shall only be applied to developments approved under the Traditional Neighborhood District as provided in the 1991 Land Development Code that satisfy the requirements of Section 10-10.30.090 (Rules of Transition).

See Division 10-30.80 (Traditional Neighborhood Community Plans) for specific standards.



This page intentionally left blank